

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Boulevard/Riverton / 24

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 856

Range of Sale Dates: 1/2003 - 11/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$59,000	\$142,300	\$201,300	\$215,500	93.4%	9.48%
2005 Value	\$62,000	\$151,300	\$213,300	\$215,500	99.0%	9.43%
Change	+\$3,000	+\$9,000	+\$12,000		+5.6%	-0.05%
% Change	+5.1%	+6.3%	+6.0%		+6.0%	-0.58%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.05% and -0.58% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$59,700	\$135,900	\$195,600
2005 Value	\$62,700	\$145,400	\$208,100
Percent Change	+5.0%	+7.0%	+6.4%

Number of one to three unit residences in the Population: 7985

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built later than 2001 but not located in sub area 10 were at a higher assessment level than other properties in the area and would require less of an overall upward adjustment than properties with only the overall adjustment.

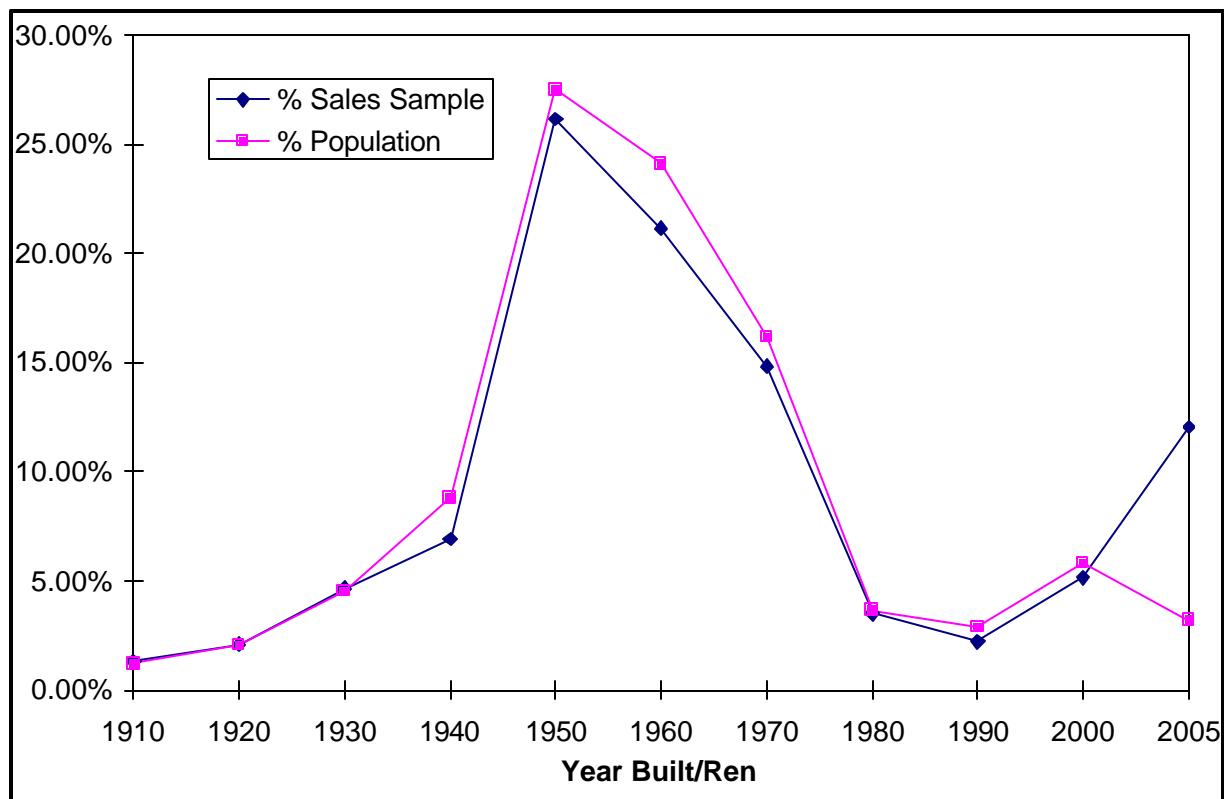
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	11	1.29%
1920	18	2.10%
1930	40	4.67%
1940	59	6.89%
1950	224	26.17%
1960	181	21.14%
1970	127	14.84%
1980	30	3.50%
1990	19	2.22%
2000	44	5.14%
2005	103	12.03%
	856	

Population		
Year Built/Ren	Frequency	% Population
1910	96	1.20%
1920	166	2.08%
1930	364	4.56%
1940	703	8.80%
1950	2196	27.50%
1960	1925	24.11%
1970	1293	16.19%
1980	291	3.64%
1990	230	2.88%
2000	465	5.82%
2005	256	3.21%
	7985	

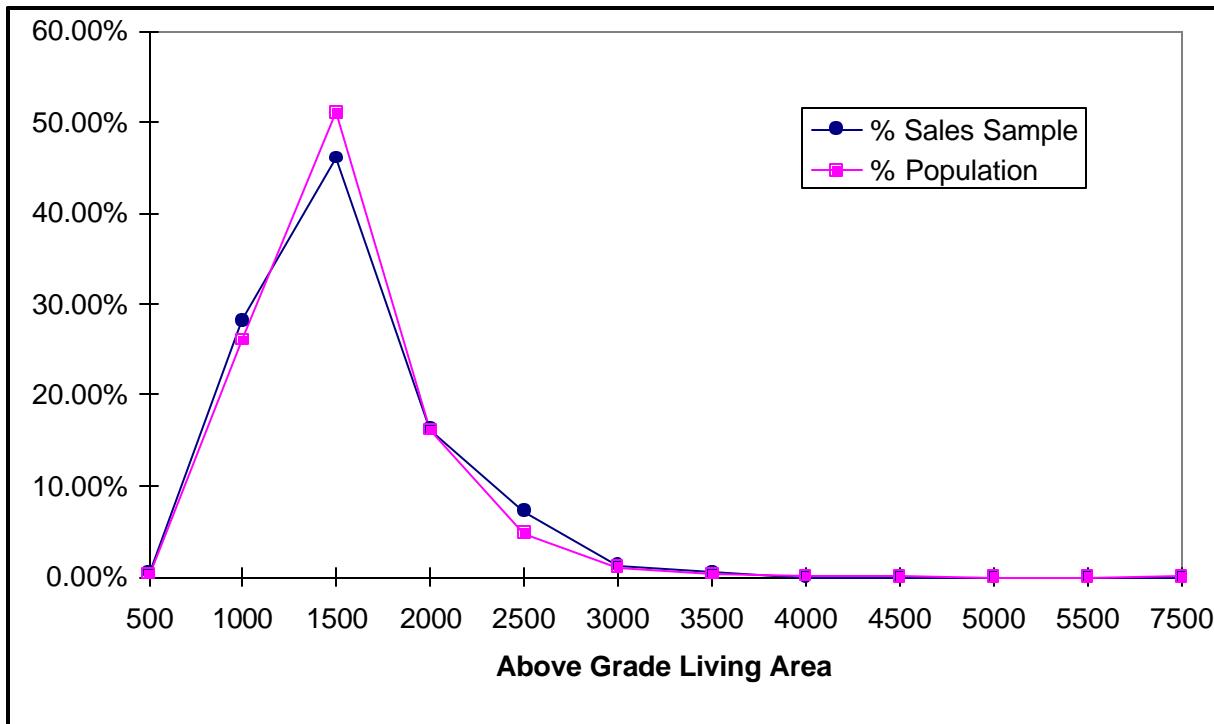


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	5	0.58%
1000	241	28.15%
1500	394	46.03%
2000	139	16.24%
2500	62	7.24%
3000	11	1.29%
3500	4	0.47%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	856	

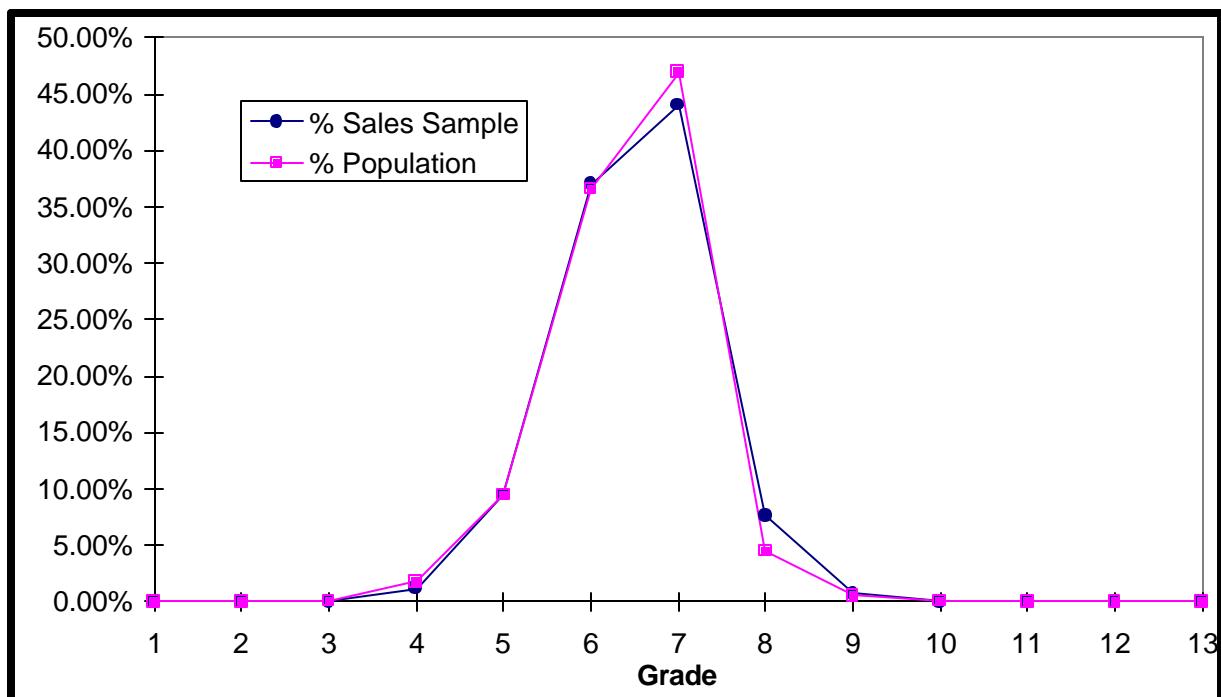
Population		
AGLA	Frequency	% Population
500	31	0.39%
1000	2076	26.00%
1500	4076	51.05%
2000	1290	16.16%
2500	382	4.78%
3000	87	1.09%
3500	29	0.36%
4000	7	0.09%
4500	4	0.05%
5000	0	0.00%
5500	0	0.00%
7500	3	0.04%
	7985	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

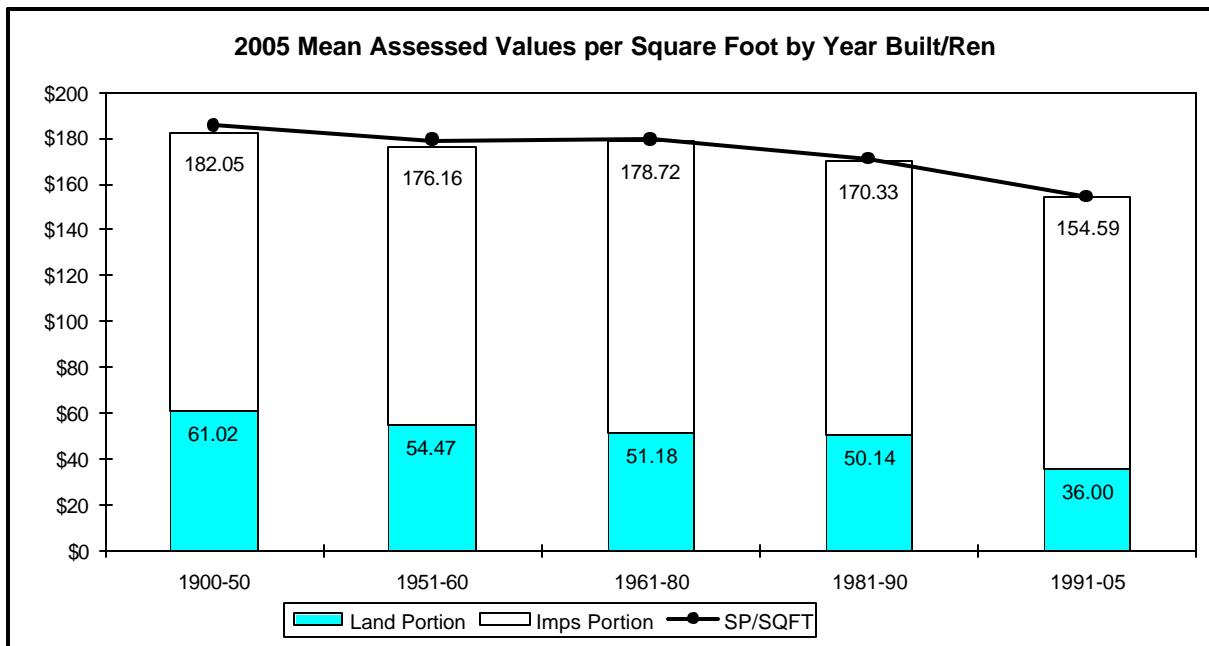
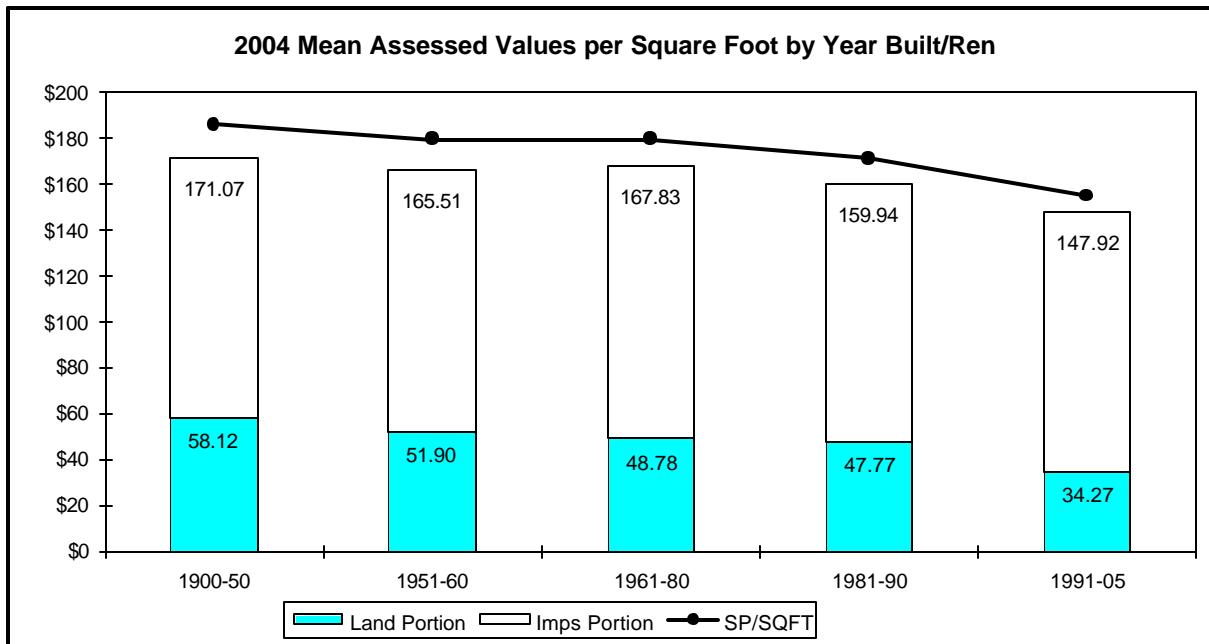
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	9	0.11%
4	10	1.17%	4	141	1.77%
5	81	9.46%	5	756	9.47%
6	317	37.03%	6	2918	36.54%
7	377	44.04%	7	3750	46.96%
8	65	7.59%	8	362	4.53%
9	6	0.70%	9	43	0.54%
10	0	0.00%	10	5	0.06%
11	0	0.00%	11	1	0.01%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
856			7985		



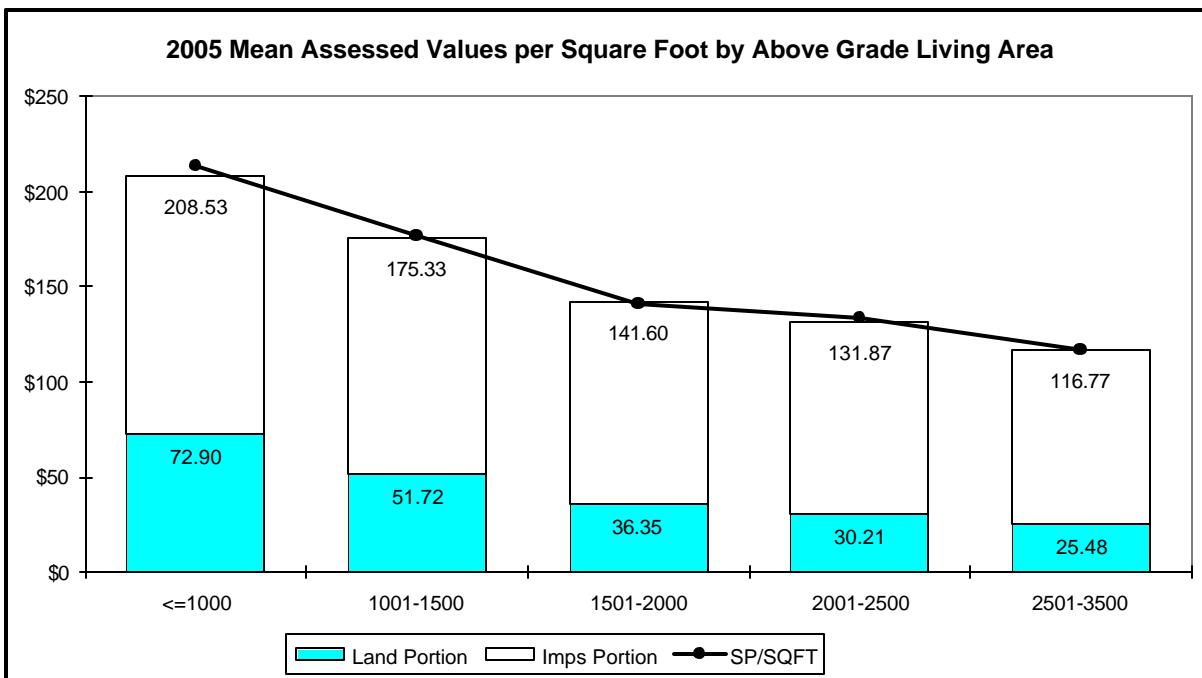
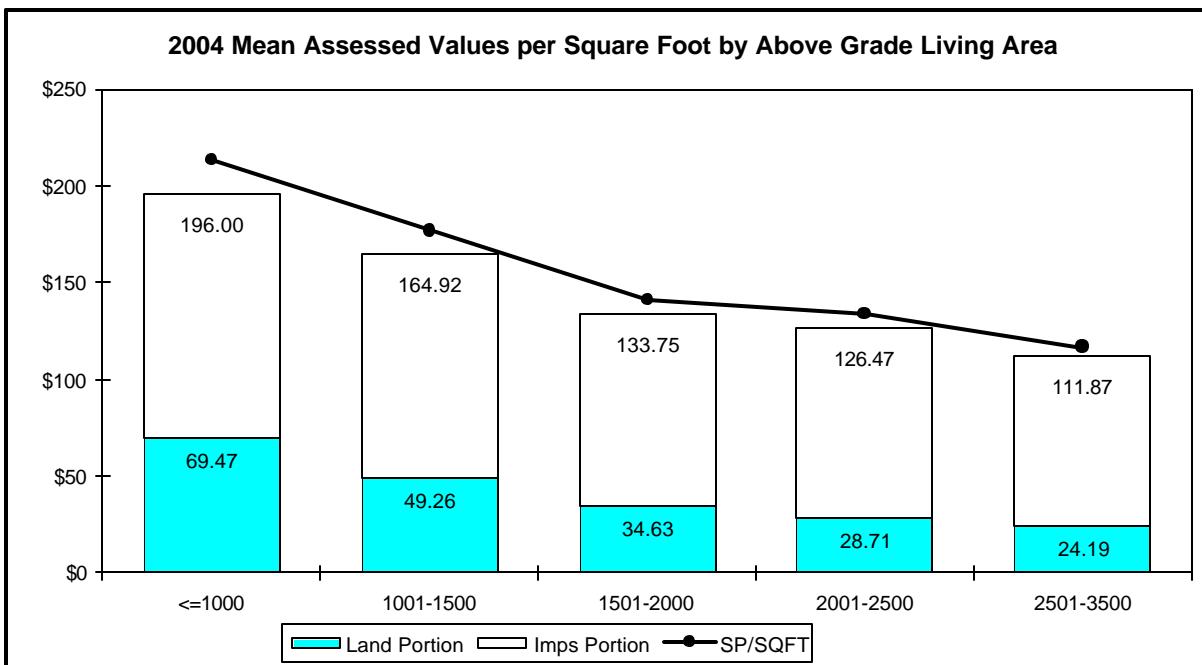
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



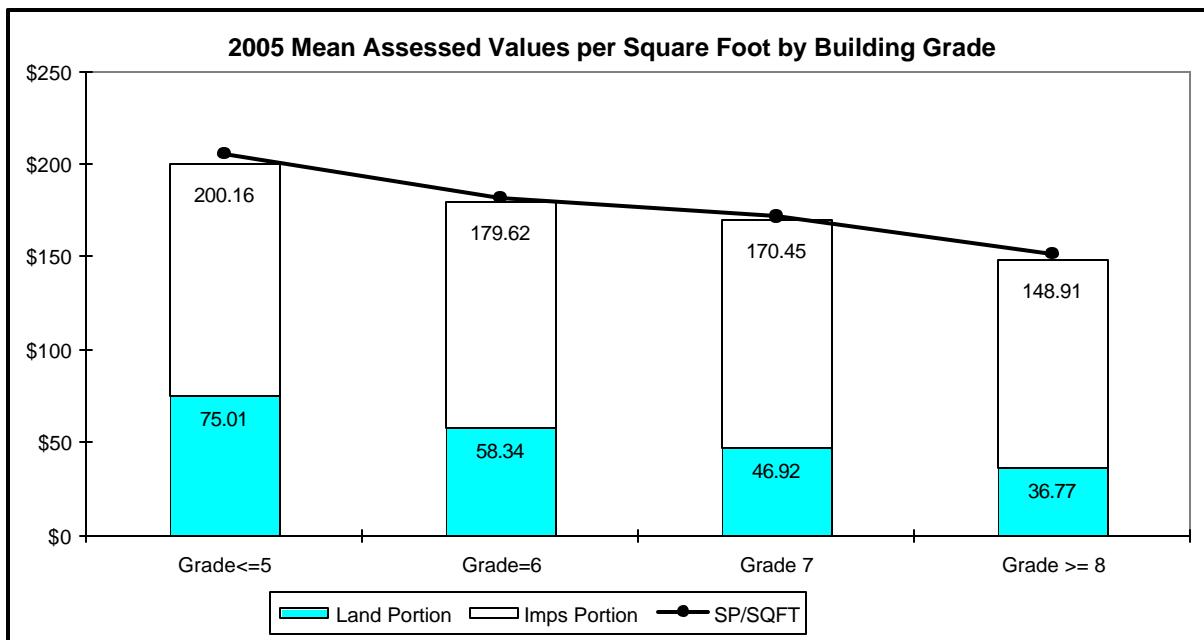
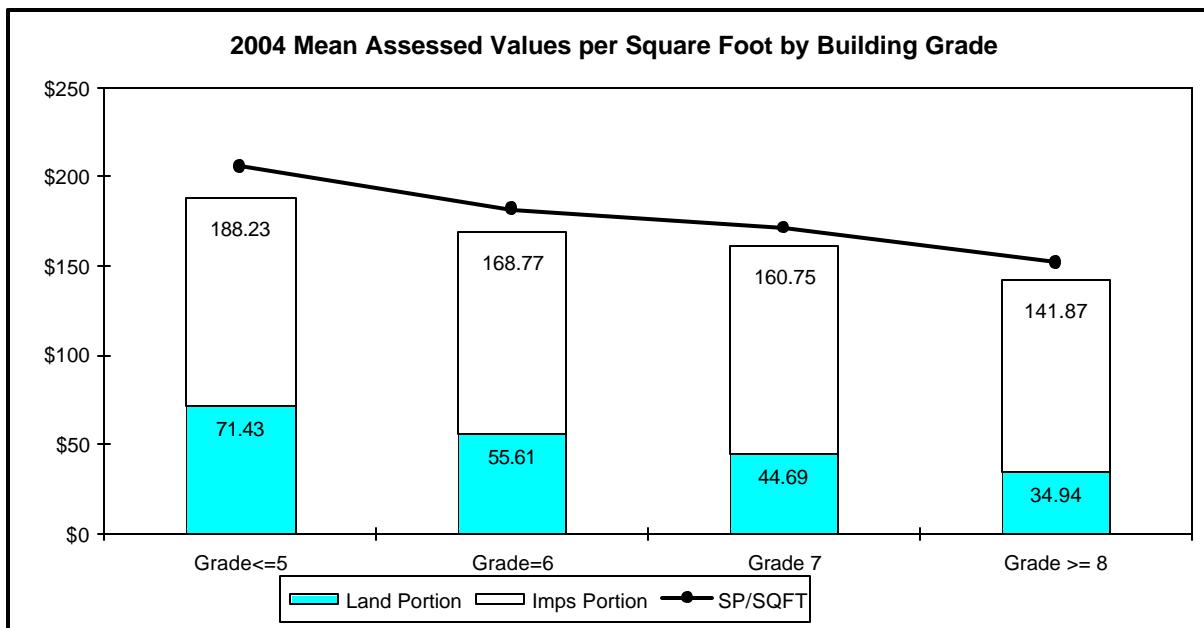
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 11/16/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 19, 2005 to test the resultant assessment level using later 2004 sales. There were 59 additional usable sales. The weighted mean ratio dropped from 0.990 to 0.983 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 18 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.06, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 856 usable residential sales in the area.

Improved Parcel Update (continued)

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements that were built after the year 2001 but were not located in sub area 10 were at a higher assessment level. The model adjusts for this stratum to improve the assessment level.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9371185 + .03695182 * \text{NewYB} > 2001 \text{ Not Sub Area 10.}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.063)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.063, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 24 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.71%

Year Built >2001

Yes

Not Sub 10

% Adjustment -4.05%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement built later than 2001 but not located in sub area 10 would *approximately* receive a 2.66% upward adjustment (6.71% - 4.05%). There are 132 parcels in the population that would receive these adjustments.

98.3% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 24 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
<=5	91	0.913	0.971	6.3%	0.950	0.993
6	317	0.930	0.989	6.4%	0.978	1.000
7	377	0.940	0.996	5.9%	0.986	1.005
>=8	71	0.937	0.981	4.7%	0.964	0.999
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
1900-1950	352	0.925	0.984	6.4%	0.973	0.995
1951-1960	181	0.927	0.987	6.4%	0.973	1.000
1961-1980	157	0.937	0.997	6.5%	0.983	1.012
1981-1990	19	0.931	0.992	6.5%	0.951	1.033
1991-2005	147	0.954	0.995	4.4%	0.983	1.008
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
<=Average	482	0.934	0.987	5.6%	0.979	0.995
Good	331	0.933	0.993	6.5%	0.983	1.003
Very Good	43	0.937	0.998	6.5%	0.963	1.032
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
1	633	0.927	0.986	6.3%	0.978	0.993
1.5	101	0.937	0.997	6.5%	0.976	1.019
2+	122	0.958	1.000	4.4%	0.987	1.014
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
<=1000	246	0.917	0.976	6.4%	0.964	0.988
1001-1500	394	0.933	0.992	6.3%	0.982	1.001
1501-2000	139	0.948	1.004	5.8%	0.988	1.020
2001-2500	62	0.946	0.986	4.3%	0.970	1.003
2501-3000	11	0.959	1.004	4.7%	0.966	1.043
3001-4000	4	0.959	0.994	3.6%	0.855	1.133

Area 24 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

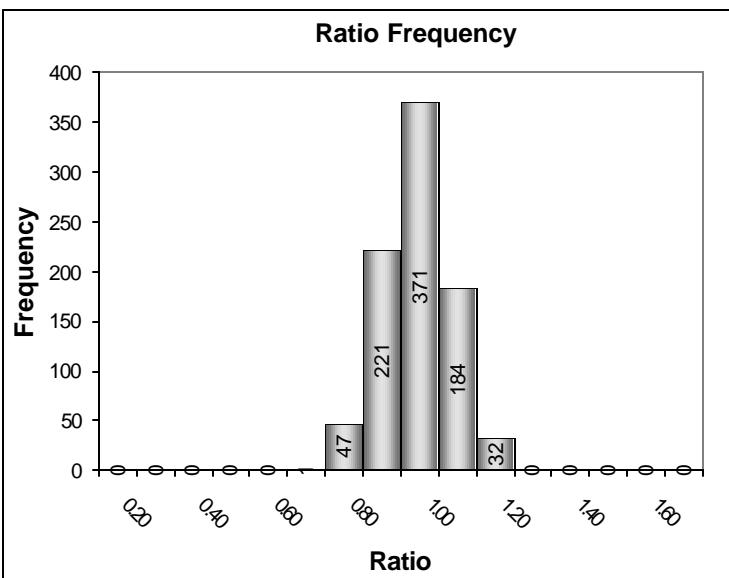
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
N	810	0.933	0.989	6.0%	0.983	0.996
Y	46	0.941	0.996	5.9%	0.977	1.016
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
N	851	0.934	0.990	6.0%	0.983	0.996
Y	5	0.960	1.022	6.5%	0.922	1.123
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
1	114	0.922	0.981	6.3%	0.963	0.999
2	45	0.964	1.014	5.2%	0.993	1.034
3	212	0.930	0.987	6.1%	0.974	1.000
4	176	0.938	0.996	6.1%	0.981	1.012
5	72	0.947	0.990	4.5%	0.971	1.008
6	95	0.946	1.002	5.9%	0.982	1.021
10	142	0.920	0.980	6.5%	0.965	0.994
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
<=8000	332	0.946	0.998	5.5%	0.989	1.008
8001-12000	327	0.935	0.993	6.2%	0.982	1.003
12001-43559	190	0.912	0.971	6.4%	0.956	0.986
1AC-3AC	7	0.926	0.987	6.5%	0.902	1.071
Year Built >2001 Not Sub 10	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
N	781	0.929	0.989	6.5%	0.982	0.996
Y	75	0.970	0.994	2.5%	0.980	1.009

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SW /TEAM-1	Lien Date: 01/01/2004	Date of Report: 1/19/2005	Sales Dates: 1/1/2003-11/16/2004
Area 24	Appr ID: JWEI	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 856 Mean Assessed Value 201,300 Mean Sales Price 215,500 Standard Deviation AV 43.672 Standard Deviation SP 48.678			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.940 Median Ratio 0.938 Weighted Mean Ratio 0.934			
UNIFORMITY			
Lowest ratio 0.700 Highest ratio: 1.173 Coefficient of Dispersion 7.61% Standard Deviation 0.089 Coefficient of Variation 9.48% Price Related Differential (PRD) 1.007			
RELIABILITY			
95% Confidence: Median Lower limit 0.931 Upper limit 0.945			
95% Confidence: Mean Lower limit 0.934 Upper limit 0.946			
SAMPLE SIZE EVALUATION			
N (population size) 7985 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.089 Recommended minimum: 13 Actual sample size: 856 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 436 # ratios above mean: 420 Z: 0.547 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



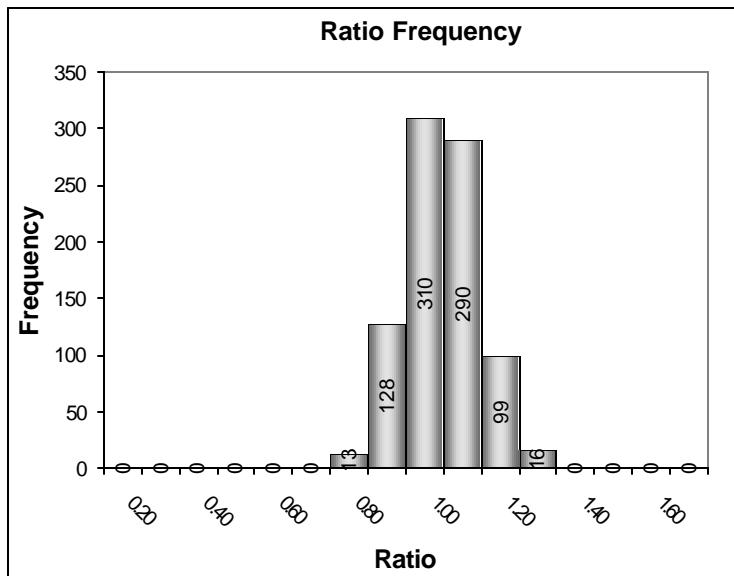
COMMENTS:

1 to 3 Unit Residences throughout area 24

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SW /TEAM-1	Lien Date: 01/01/2005	Date of Report: 1/19/2005	Sales Dates: 1/1/2003-11/16/2004
Area 24	Appr ID: JWEI	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	856		
Mean Assessed Value	213,300		
Mean Sales Price	215,500		
Standard Deviation AV	44,865		
Standard Deviation SP	48,678		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.994		
Weighted Mean Ratio	0.990		
UNIFORMITY			
Lowest ratio	0.743		
Highest ratio:	1.249		
Coefficient of Dispersion	7.54%		
Standard Deviation	0.094		
Coefficient of Variation	9.43%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.987		
Upper limit	1.003		
95% Confidence: Mean			
Lower limit	0.991		
Upper limit	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	7985		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.094		
Recommended minimum:	14		
Actual sample size:	856		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	439		
# ratios above mean:	417		
Z:	0.752		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 24

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	092304	9222	3/26/04	\$149,700	500	0	4	1942	4	5690	N	N	11263 ROSEBERG AV S
001	042304	9069	10/28/03	\$158,000	640	0	4	1927	4	5520	N	N	1913 S 104TH ST
001	336140	0420	3/26/04	\$160,000	630	0	5	1952	3	18900	N	N	11424 14TH AV S
001	284320	0115	4/21/04	\$192,000	670	250	5	1954	4	8820	N	N	11030 ROSEBERG AV S
001	042304	9112	4/29/04	\$175,000	740	0	5	1939	3	25265	N	N	10661 22ND PL S
001	336140	0600	1/15/04	\$173,000	750	0	5	1952	3	9180	N	N	11431 12TH AV S
001	092304	9452	5/26/04	\$181,793	820	0	5	1932	3	8736	N	N	2455 S 116TH WY
001	336140	0030	6/4/03	\$195,000	930	0	5	1948	3	26400	N	N	11400 8TH AV S
001	336140	0630	7/20/04	\$176,500	940	0	5	1954	3	6120	N	N	1022 S 115TH ST
001	336140	1530	8/19/03	\$170,000	1230	0	5	1918	5	7650	N	N	1027 S 117TH ST
001	092304	9221	8/3/04	\$160,000	700	0	6	1949	3	7452	N	N	11602 24TH AV S
001	013300	0385	8/17/04	\$185,000	720	0	6	1960	3	6850	N	N	1415 S 103RD ST
001	092304	9209	3/18/03	\$184,950	790	140	6	1942	4	8100	N	N	2416 S 118TH ST
001	336140	0225	5/29/03	\$221,500	810	250	6	1928	4	38400	N	N	11403 12TH AV S
001	336140	1832	8/27/03	\$175,750	820	0	6	1951	4	18557	N	N	11625 16TH AV S
001	896180	0035	6/27/03	\$182,500	830	360	6	1941	3	7408	N	N	10428 18TH AV S
001	092304	9164	11/5/03	\$180,000	890	0	6	1937	4	8100	N	N	2405 S 118TH ST
001	079700	0125	8/28/03	\$169,500	910	0	6	1966	3	8330	N	N	11122 8TH PL S
001	725820	0045	5/21/04	\$199,000	920	0	6	1936	4	8600	N	N	1423 S 99TH ST
001	031600	0165	4/15/03	\$164,000	930	350	6	1941	3	7559	N	N	10871 26TH AV S
001	031600	0135	9/1/04	\$198,500	930	0	6	1942	4	7175	N	N	10827 26TH AV S
001	079700	0110	11/8/04	\$225,000	930	140	6	1941	3	18400	N	N	828 S 112TH ST
001	092304	9388	8/27/03	\$165,000	960	0	6	1963	4	5000	N	N	2319 S 116TH PL
001	336140	1842	8/1/04	\$195,695	960	0	6	1955	3	8293	N	N	11617 16TH AV S
001	861480	0030	5/21/04	\$170,000	980	630	6	1941	4	7800	N	N	10638 20TH AV S
001	042304	9072	10/13/04	\$184,500	990	0	6	1933	3	21300	N	N	10626 22ND PL S
001	896180	0270	12/10/03	\$224,900	990	650	6	1941	4	7406	N	N	10611 20TH AV S
001	079700	0335	11/18/03	\$227,500	990	660	6	1941	4	16000	N	N	10841 8TH AV S
001	336140	0280	12/18/03	\$229,950	1000	720	6	1949	4	9600	N	N	11252 12TH AV S
001	336140	1813	7/28/03	\$218,000	1070	860	6	1943	3	15469	N	N	11657 16TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	662040	0770	12/4/03	\$164,000	1080	0	6	1976	3	6600	N	N	10132 MYERS WY S
001	336140	1750	8/16/04	\$200,000	1110	0	6	1949	3	24490	N	N	11834 14TH AV S
001	336140	2045	8/24/04	\$238,000	1200	0	6	1951	4	23154	N	N	11841 10TH AV S
001	052304	9158	4/23/04	\$160,000	1220	0	6	1942	3	13500	N	N	10218 AQUA WY S
001	336140	0421	7/13/03	\$155,000	1230	0	6	1940	4	19500	N	N	11428 14TH AV S
001	336140	1880	2/13/03	\$175,000	1270	0	6	1969	3	19200	N	N	11825 14TH AV S
001	098600	0026	11/6/03	\$240,000	1270	530	6	1938	4	17758	N	N	10856 DES MOINES MEMORIAL DR S
001	013300	0494	7/28/04	\$205,000	1320	120	6	1929	3	9150	N	N	10106 16TH AV S
001	896180	0180	7/17/03	\$179,000	1370	0	6	1951	4	7404	N	N	10625 19TH AV S
001	336140	1785	4/20/04	\$175,000	1380	220	6	1943	2	9600	N	N	11841 16TH AV S
001	336140	0092	11/25/03	\$200,000	1380	0	6	1938	3	17500	N	N	11219 10TH AV S
001	336140	1715	1/23/03	\$209,000	1470	0	6	1937	4	9720	N	N	1407 S 116TH ST
001	042304	9165	12/22/03	\$192,000	1510	0	6	1958	4	9148	N	N	10440 DES MOINES MEMORIAL DR S
001	336140	0175	10/21/03	\$263,000	1550	1210	6	1928	5	22050	N	N	1011 S 112TH ST
001	013300	0519	10/17/03	\$195,000	1610	100	6	1946	3	10000	N	N	10040 16TH AV S
001	098500	0722	8/21/03	\$220,000	1840	360	6	1947	4	7700	N	N	11810 16TH AV S
001	013300	0518	5/12/04	\$275,000	1980	0	6	1943	4	16337	N	N	10039 DES MOINES MEMORIAL DR S
001	092304	9118	6/21/04	\$232,500	960	420	7	1957	3	9540	N	N	11612 25TH AV S
001	336140	0905	10/23/03	\$174,000	970	0	7	1966	4	5100	N	N	1251 S 115TH ST
001	092304	9176	9/10/03	\$180,000	1010	0	7	1956	4	7500	N	N	2327 S 116TH PL
001	336140	1978	10/21/04	\$267,200	1010	430	7	1961	3	8260	N	N	829 S 116TH ST
001	336140	1717	12/30/03	\$217,000	1050	0	7	1959	4	6480	N	N	11604 14TH AV S
001	079700	0272	7/10/03	\$217,500	1050	420	7	1961	3	10400	N	N	10439 8TH AV S
001	278840	0315	4/23/03	\$214,000	1060	340	7	1961	4	9460	N	N	10204 9TH AV S
001	092304	9426	9/1/04	\$255,000	1060	1060	7	1961	4	8715	N	N	2216 S 120TH ST
001	278840	0306	2/17/04	\$239,950	1060	560	7	1961	3	7700	N	N	10220 9TH AV S
001	336140	1845	5/18/04	\$177,000	1070	0	7	1960	3	7452	N	N	11605 GLENDALE WY S
001	336140	0650	7/20/04	\$230,000	1070	600	7	1959	4	9180	N	N	1014 S 115TH ST
001	278840	0250	3/8/04	\$239,950	1070	240	7	1961	4	7700	N	N	10209 10TH AV S
001	336140	2000	11/11/04	\$259,950	1070	540	7	1969	3	9600	N	N	11720 8TH AV S
001	278850	0010	6/12/03	\$196,400	1100	800	7	1961	3	8710	N	N	10803 14TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	092304	9166	5/5/04	\$228,000	1110	700	7	1964	4	6891	N	N	11615 25TH AV S
001	013300	0030	10/21/04	\$236,990	1110	0	7	1937	5	8000	N	N	10001 14TH AV S
001	336140	0240	1/23/04	\$241,000	1110	1110	7	1955	3	19200	N	N	11227 12TH AV S
001	336140	1874	7/15/03	\$213,000	1120	590	7	1966	3	14813	N	N	11841 14TH AV S
001	092304	9019	6/11/04	\$199,950	1130	0	7	1955	3	8100	N	N	11611 MILITARY RD S
001	042304	9062	9/10/04	\$238,500	1140	100	7	1965	4	25700	N	N	10618 22ND PL S
001	278850	0080	3/30/04	\$238,000	1140	600	7	1961	4	8142	N	N	10853 14TH AV S
001	098600	0052	9/2/03	\$209,950	1150	190	7	1948	4	23200	Y	N	10810 DES MOINES MEMORIAL DR S
001	896180	0090	6/19/03	\$215,000	1150	370	7	1977	3	7409	N	N	10423 19TH AV S
001	092304	9363	2/24/03	\$208,250	1160	490	7	1964	4	8600	N	N	11233 ROSEBERG AV S
001	427060	0035	4/24/04	\$221,900	1160	1060	7	1956	3	8425	N	N	10428 AQUA WY S
001	278700	0005	9/17/04	\$215,000	1230	0	7	1952	3	43560	N	N	10619 16TH AV S
001	092304	9219	2/3/03	\$259,950	1250	750	7	2002	3	6883	N	N	11637 25TH AV S
001	336140	1738	3/31/04	\$205,000	1260	0	7	1961	3	8576	N	N	11724 14TH AV S
001	338811	0290	9/18/03	\$224,000	1290	710	7	1967	4	8060	N	N	11840 11TH AV S
001	092304	9352	12/16/03	\$207,500	1290	0	7	1955	4	8277	N	N	11619 MILITARY RD S
001	031600	0090	5/27/04	\$209,975	1300	350	7	1964	3	7801	N	N	10826 ROSEBERG AV S
001	092304	9516	4/18/03	\$260,000	1300	770	7	2002	3	6885	N	N	11633 25TH AV S
001	336140	1721	7/22/04	\$202,000	1300	0	7	1962	3	8370	N	N	11616 14TH AV S
001	336140	1847	7/14/03	\$300,000	1300	1300	7	1963	3	12420	N	N	1435 S 116TH ST
001	042304	9093	3/19/03	\$190,000	1320	800	7	1940	3	11200	N	N	1821 S 103RD ST
001	031600	0010	3/10/04	\$245,000	1320	400	7	1966	3	8467	N	N	11031 ROSEBERG AV S
001	098600	0040	7/7/03	\$217,450	1340	1340	7	1959	3	16000	N	N	10832 DES MOINES MEMORIAL DR S
001	092304	9347	8/19/04	\$265,000	1340	900	7	1952	3	9030	N	N	2515 S 118TH ST
001	336140	1761	7/20/04	\$205,500	1350	0	7	1958	3	9074	N	N	1420 S 120TH ST
001	739880	0035	6/4/04	\$220,000	1360	0	7	1956	3	9392	N	N	11827 25TH AV S
001	042304	9076	7/25/03	\$181,000	1370	0	7	1939	3	12600	N	N	1818 S 104TH ST
001	562420	0709	10/22/04	\$319,600	1370	690	7	1993	3	5700	N	N	1102 S 101ST ST
001	424540	0065	5/6/03	\$182,000	1390	0	7	1955	3	11550	N	N	2223 S 111TH PL
001	278820	0085	5/16/03	\$215,000	1390	0	7	1958	4	10200	N	N	10551 14TH AV S
001	278820	0135	4/5/04	\$218,000	1400	0	7	1955	4	9440	N	N	10419 14TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	530020	0050	6/22/03	\$260,000	1400	830	7	1968	3	10160	N	N	1010 S 102ND ST
001	278840	0065	4/6/04	\$240,000	1400	0	7	1958	3	8800	N	N	10245 13TH AV S
001	336140	1886	3/10/03	\$209,000	1410	0	7	1959	3	14000	N	N	11819 14TH AV S
001	336140	1262	10/9/03	\$193,900	1420	0	7	1961	3	7242	N	N	1246 S 117TH ST
001	013300	0335	7/9/04	\$247,000	1420	1050	7	1962	3	7575	N	N	1412 S 103RD ST
001	896180	0300	7/7/04	\$242,000	1430	690	7	1964	3	7407	N	N	10440 19TH AV S
001	042304	9085	9/16/04	\$254,000	1440	770	7	1940	4	22566	N	N	10403 18TH AV S
001	535720	0081	9/29/03	\$256,500	1470	340	7	1938	5	12700	N	N	2032 S 108TH ST
001	092304	9183	3/30/04	\$219,500	1490	300	7	1945	4	6900	N	N	11650 MILITARY RD S
001	278940	0030	5/20/04	\$310,000	1530	1260	7	1998	3	15000	N	N	11004 14TH AV S
001	098500	0708	12/23/03	\$244,950	1540	1680	7	1950	3	8700	N	N	11658 16TH AV S
001	278820	0150	3/30/04	\$223,500	1590	0	7	1956	4	11320	N	N	10255 14TH AV S
001	278900	0070	3/11/03	\$250,000	1620	1020	7	1963	3	7350	N	N	833 S 105TH ST
001	092304	9354	4/12/04	\$220,000	1680	0	7	1954	3	8855	N	N	2002 S 120TH ST
001	336140	0252	6/22/03	\$180,000	1750	0	7	1955	3	7966	N	N	1055 S 112TH ST
001	530020	0030	11/20/03	\$245,000	1760	0	7	1984	4	7800	N	N	10114 11TH AV S
001	278840	0055	4/22/03	\$215,000	1790	0	7	1958	3	8800	N	N	10229 13TH AV S
001	336140	0660	8/29/03	\$226,950	1830	0	7	2003	3	4080	N	N	1008 S 115TH ST
001	336140	1854	6/23/04	\$198,000	1900	0	7	1961	3	12800	N	N	11720 12TH AV S
001	013300	0452	7/26/04	\$260,000	1420	710	8	1955	4	42500	N	N	10150 15TH AV S
001	278840	0330	7/15/04	\$263,400	1470	110	8	1961	3	7840	N	N	10227 9TH AV S
001	278900	0020	11/18/03	\$349,950	1630	1350	8	1963	4	7742	N	N	10416 9TH AV S
002	218500	0505	3/23/04	\$200,000	770	0	4	1940	4	6324	N	Y	1202 S SOUTHERN ST
002	017900	0100	7/14/04	\$136,975	600	0	5	1922	2	4854	N	N	12258 42ND AV S
002	218500	0655	10/25/04	\$150,000	690	170	5	1919	3	3168	N	N	1049 S SOUTHERN ST
002	017900	1090	9/13/04	\$145,000	700	0	5	1930	4	6000	N	N	12211 47TH AV S
002	017900	1160	7/8/04	\$169,500	750	0	5	1942	5	4500	N	N	12226 47TH AV S
002	218500	0815	3/20/03	\$157,500	800	0	5	1908	3	5000	Y	N	1217 S SOUTHERN ST
002	218500	0520	4/17/03	\$200,000	800	0	5	1997	3	2250	Y	Y	8108 12TH AV S
002	218500	0645	10/27/04	\$160,000	820	0	5	1919	3	2976	N	N	1051 S SOUTHERN ST
002	017900	0975	10/26/04	\$160,000	900	0	5	1934	5	8500	N	N	12252 46TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	334740	0140	8/24/04	\$159,950	940	140	5	1922	4	10400	N	N	11620 42ND AV S
002	334740	0505	4/29/04	\$190,000	1100	0	5	1984	3	12500	N	N	11847 44TH AV S
002	334740	0265	8/27/03	\$192,000	1200	0	5	1906	4	22555	N	N	11854 42ND AV S
002	218500	0785	3/12/04	\$190,000	1290	120	5	1910	3	5000	N	N	1207 S SOUTHERN ST
002	017900	1620	5/7/04	\$159,000	1510	0	5	1943	3	9000	N	N	12236 49TH AV S
002	017900	0615	9/23/03	\$140,000	690	0	6	1956	3	6000	N	N	12235 45TH AV S
002	334740	0355	6/18/03	\$150,000	730	0	6	1946	3	4594	N	N	4202 S 122ND ST
002	017900	0161	5/6/04	\$135,000	730	0	6	1942	2	4500	N	N	12235 43RD AV S
002	017900	1800	4/14/04	\$163,950	890	0	6	1979	3	6000	N	N	12243 51ST PLS
002	218500	0795	1/29/03	\$174,500	920	120	6	1960	4	5000	N	N	1211 S SOUTHERN ST
002	017900	1785	4/19/04	\$170,000	960	0	6	1950	4	8481	N	N	12233 51ST PLS
002	218500	0755	2/19/04	\$194,000	1050	1050	6	1910	4	9800	N	N	1202 S ROSE ST
002	734060	0022	9/30/03	\$218,000	1120	0	6	1934	3	16600	Y	Y	11928 INTERURBAN AV S
002	017900	1045	7/31/03	\$194,000	1190	0	6	2001	3	3000	N	N	12229 47TH AV S
002	334740	0255	9/30/03	\$205,000	1470	0	6	1907	3	22995	N	N	11850 42ND AV S
002	017900	0070	8/25/03	\$219,500	1570	0	6	1905	5	8304	N	N	12238 42ND AV S
002	017900	0140	3/5/03	\$187,500	1600	0	6	1924	5	4000	N	N	12253 43RD AV S
002	334740	1415	3/8/04	\$188,000	1730	0	6	1948	4	7200	N	N	4604 S 122ND ST
002	734060	0120	5/15/04	\$200,000	1910	0	6	1950	2	9500	N	N	11702 40TH AV S
002	734060	0165	3/29/04	\$246,000	1290	0	7	1941	3	21340	N	Y	11540 40TH AV S
002	017900	0142	1/30/03	\$270,000	1330	930	7	2002	3	5000	N	N	12267 43RD AV S
002	017900	0144	2/4/03	\$265,000	1410	950	7	2002	3	5000	N	N	12275 43RD AV S
002	017900	0880	5/22/03	\$229,900	1630	0	7	2003	3	3000	N	N	12203 46TH AV S
002	017900	0240	5/29/03	\$229,000	1680	0	7	2003	3	3000	N	N	12212 43RD AV S
002	017900	0245	5/29/03	\$229,900	1680	0	7	2003	3	3000	N	N	12214 43RD AV S
002	017900	0250	6/13/03	\$229,900	1680	0	7	2003	3	3000	N	N	12216 43RD AV S
002	017900	0310	5/12/04	\$240,000	1680	0	7	2003	3	3000	N	N	12236 43RD AV S
002	017900	0309	4/28/04	\$238,000	1680	0	7	2003	3	3000	N	N	12234 43RD AV S
002	017900	0308	4/26/04	\$240,000	1680	0	7	2003	3	3000	N	N	12232 43RD AV S
002	334740	0115	6/26/03	\$222,000	1730	0	7	2000	3	2900	N	N	4225 S 116TH ST
002	017900	0885	7/15/03	\$225,000	1750	0	7	2003	3	3000	N	N	12201 46TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	017900	0480	6/14/04	\$260,000	1770	0	7	2002	3	3000	N	N	12222 44TH AV S
002	017900	2845	1/20/04	\$297,000	1780	0	7	1957	4	18700	Y	Y	12507 50TH PL S
002	017900	1275	11/26/03	\$226,000	1860	0	7	2003	3	3000	N	N	12233 48TH AV S
002	017900	1250	2/12/04	\$280,000	2200	0	7	2000	3	4000	N	N	12259 48TH AV S
002	334740	0715	10/29/04	\$290,000	2440	0	7	2000	3	9200	N	N	4420 S 118TH ST
003	144640	3465	9/15/04	\$125,000	490	0	4	1943	3	6600	N	N	13437 7TH AV S
003	144640	1155	1/13/04	\$124,338	550	0	4	1952	3	6743	N	N	214 S 132ND ST
003	801920	1062	7/20/04	\$149,950	550	0	5	1961	3	8400	N	N	12058 8TH AV S
003	079500	0760	7/22/04	\$169,950	580	0	5	1949	4	5500	N	N	11012 3RD AV S
003	144640	1190	6/22/04	\$129,000	620	0	5	1963	3	6600	N	N	13015 3RD AV S
003	144640	2050	4/3/03	\$144,250	710	0	5	1946	4	6650	N	N	12809 4TH AV S
003	144640	3460	8/12/03	\$126,716	800	0	5	1945	3	6600	N	N	13441 7TH AV S
003	144640	3460	7/11/04	\$137,900	800	0	5	1945	3	6600	N	N	13441 7TH AV S
003	144640	3985	3/27/03	\$156,000	800	0	5	1942	4	6624	N	N	12921 8TH AV S
003	801920	0185	9/28/03	\$184,850	860	0	5	1953	4	11700	N	N	12238 10TH AV S
003	603140	0158	7/16/03	\$156,560	880	0	5	1930	5	6714	N	N	1419 S 129TH ST
003	801920	0794	5/26/04	\$187,500	940	0	5	1961	4	7000	N	N	12457 9TH AV S
003	801860	0630	7/6/04	\$230,000	1100	970	5	1946	3	22500	N	N	12643 14TH AV S
003	603140	0050	5/23/03	\$180,000	1200	0	5	1946	3	13427	N	N	1217 S 128TH ST
003	801920	0020	9/30/04	\$175,000	1240	0	5	1942	3	14750	N	N	12013 12TH AV S
003	144760	0225	6/22/04	\$210,000	1290	0	5	1996	3	7098	N	N	427 S 126TH ST
003	079500	0315	8/26/04	\$130,000	580	0	6	1956	3	6150	N	N	11000 OCCIDENTAL AV S
003	011100	0205	4/20/04	\$164,500	590	0	6	1953	4	6414	N	N	13441 10TH AV S
003	801920	0395	5/9/03	\$149,500	620	0	6	1926	3	14750	N	N	12463 12TH AV S
003	801920	0395	7/20/04	\$167,000	620	0	6	1926	3	14750	N	N	12463 12TH AV S
003	801920	0907	4/19/04	\$180,000	740	0	6	1961	4	10375	N	N	12061 10TH AV S
003	144640	2370	10/28/03	\$162,000	750	0	6	1949	4	14403	N	N	13264 4TH AV S
003	079500	0625	6/26/03	\$168,500	750	0	6	1949	3	6250	N	N	10853 3RD AV S
003	144640	0795	6/29/04	\$225,950	750	310	6	1945	5	13247	N	N	12826 OCCIDENTAL AV S
003	144680	0675	6/9/04	\$182,600	750	0	6	1952	4	6650	N	N	12633 2ND AV S
003	144640	0555	4/29/04	\$162,000	760	0	6	1955	4	6594	N	N	13236 OCCIDENTAL AV S

Improved Sales Used in this Annual Update Analysis
Area 24
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	011100	0400	5/4/04	\$166,000	760	0	6	1940	4	7350	N	N	1004 S 136TH ST
003	144760	0385	8/12/04	\$210,000	760	0	6	1942	3	41400	N	N	12044 3RD AV S
003	144640	3470	6/8/04	\$127,000	770	0	6	1943	3	6580	N	N	13431 7TH AV S
003	746000	0025	12/10/03	\$160,000	770	0	6	1951	4	7156	N	N	1226 S 130TH PL
003	079500	1405	3/20/03	\$170,000	770	0	6	1948	4	9450	N	N	10876 5TH AV S
003	098500	0960	8/25/04	\$169,950	770	0	6	1942	4	10000	N	N	12248 16TH AV S
003	144640	3470	9/22/04	\$183,500	770	0	6	1943	3	6580	N	N	13431 7TH AV S
003	603140	0010	11/21/03	\$146,900	780	0	6	1949	3	8056	N	N	1436 S 129TH ST
003	011100	0190	12/15/03	\$165,000	780	0	6	1937	4	9750	N	N	834 S 136TH ST
003	144640	3890	9/3/03	\$172,500	790	0	6	1944	4	7128	N	N	13040 7TH AV S
003	144640	3875	6/8/04	\$181,000	790	0	6	1944	3	7128	N	N	13024 7TH AV S
003	079500	0655	6/29/04	\$169,950	800	0	6	1948	3	6500	N	N	10823 3RD AV S
003	144640	3240	3/30/04	\$204,950	800	300	6	1944	4	7144	N	N	13015 7TH AV S
003	144640	3740	9/22/04	\$180,000	800	0	6	1942	3	13183	N	N	13241 8TH AV S
003	144640	0665	3/19/03	\$175,000	810	0	6	1930	4	6581	N	N	13439 2ND AV S
003	079500	0555	12/30/03	\$155,000	820	0	6	1948	4	7500	N	N	11048 2ND AV S
003	079500	0745	1/28/03	\$151,000	820	0	6	1953	3	5500	N	N	10836 3RD AV S
003	144760	0496	3/22/04	\$175,000	820	820	6	1947	3	13275	N	N	12034 2ND AV S
003	144640	2010	7/21/04	\$172,000	820	0	6	1955	3	6600	N	N	12847 4TH AV S
003	079800	0262	3/18/03	\$167,000	830	0	6	1989	3	9030	N	N	11603 5TH AV S
003	079500	0820	4/16/03	\$172,950	840	0	6	1951	4	9000	N	N	322 S 112TH ST
003	801860	0750	9/12/03	\$158,000	840	0	6	1948	3	14650	N	N	12428 12TH AV S
003	144640	1915	7/27/04	\$199,950	840	480	6	1923	4	6600	N	N	13044 3RD AV S
003	079600	0150	3/5/03	\$163,800	850	400	6	1941	4	12500	N	N	11431 OCCIDENTAL AV S
003	144680	0461	7/17/03	\$157,500	860	0	6	1952	3	6500	N	N	12453 OCCIDENTAL AV S
003	144640	1189	10/2/03	\$172,500	870	0	6	1942	4	6600	N	N	13017 3RD AV S
003	079500	1675	11/5/04	\$161,180	880	0	6	1947	3	8060	N	N	10727 4TH AV S
003	079500	1050	11/8/04	\$201,000	880	290	6	1942	4	11000	Y	N	10849 5TH AV S
003	079500	0565	3/12/03	\$150,000	890	0	6	1948	3	7500	N	N	11060 2ND AV S
003	801860	0657	10/6/03	\$202,000	890	160	6	1999	3	6036	N	N	12654 12TH AV S
003	011100	0440	9/22/04	\$190,550	890	0	6	1946	4	22125	N	N	13426 10TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	3870	7/31/03	\$175,000	900	0	6	1944	4	7128	N	N	13018 7TH AV S
003	079500	0500	5/26/04	\$165,600	910	0	6	1948	4	6250	N	N	10816 2ND AV S
003	603140	0041	1/8/03	\$175,000	920	0	6	1942	3	13427	N	N	1235 S 128TH ST
003	079500	0545	4/27/04	\$181,080	920	0	6	1948	3	7500	N	N	11032 2ND AV S
003	172304	9008	11/4/03	\$164,000	930	0	6	1938	4	8665	N	N	13426 12TH AV S
003	172304	9502	6/18/03	\$172,650	930	0	6	1943	5	8125	N	N	12912 8TH AV S
003	079500	0340	6/28/04	\$167,000	940	0	6	1947	4	6250	N	N	11012 OCCIDENTAL AV S
003	144640	3805	7/28/03	\$186,000	940	0	6	1944	4	7182	N	N	12808 7TH AV S
003	144640	3270	7/28/03	\$169,000	950	0	6	1944	4	7150	N	N	12845 7TH AV S
003	801920	1058	5/19/04	\$166,000	960	0	6	1955	4	5400	N	N	12056 8TH AV S
003	144640	0215	10/8/03	\$169,500	960	0	6	1955	3	6250	N	N	12837 OCCIDENTAL AV S
003	144640	2110	6/2/04	\$210,322	960	0	6	1955	3	8272	N	N	12852 4TH AV S
003	144640	1350	5/27/03	\$152,000	970	0	6	1970	3	6600	N	N	13408 2ND AV S
003	144640	0370	5/13/04	\$173,000	970	0	6	1971	3	7980	N	N	13453 OCCIDENTAL AV S
003	079800	0393	9/11/03	\$185,000	970	0	6	1973	3	7550	N	N	11206 4TH PL S
003	144760	0310	6/21/04	\$157,700	980	0	6	1948	3	6440	N	N	428 S 126TH ST
003	801920	0320	9/12/03	\$183,000	980	0	6	1935	3	17041	N	N	1027 S 124TH ST
003	801920	1000	8/16/04	\$214,000	980	0	6	1936	4	44516	N	N	810 S 124TH ST
003	144640	1845	7/9/03	\$210,000	990	510	6	1970	3	6621	N	N	12836 3RD AV S
003	079500	0345	1/13/03	\$196,000	1000	900	6	1946	3	6250	N	N	11018 OCCIDENTAL AV S
003	144640	1175	5/13/03	\$173,500	1010	0	6	1955	4	6600	N	N	13041 3RD AV S
003	144640	0380	7/12/04	\$218,000	1010	250	6	1940	3	6312	N	N	120 S 136TH ST
003	144640	3225	5/21/04	\$223,450	1010	0	6	1944	4	7140	N	N	13031 7TH AV S
003	098500	0786	3/21/03	\$178,500	1020	1020	6	1991	4	9230	N	N	12010 16TH AV S
003	746000	0030	2/18/03	\$176,000	1020	0	6	1950	4	7156	N	N	1304 S 130TH PL
003	079700	0050	5/27/04	\$174,950	1030	0	6	1942	4	27500	N	N	11703 8TH AV S
003	079500	0190	7/7/03	\$195,000	1030	0	6	1941	3	12500	N	N	11017 OCCIDENTAL AV S
003	801860	0045	1/27/03	\$190,000	1060	1060	6	1962	3	12225	N	N	12049 16TH AV S
003	172304	9248	6/27/03	\$174,000	1070	0	6	1949	3	10366	N	N	13205 DES MOINES MEMORIAL DR S
003	098500	1089	1/5/04	\$164,950	1080	0	6	1940	4	22764	N	N	12450 16TH AV S
003	172304	9290	10/13/03	\$208,900	1100	0	6	2003	3	7371	N	N	13302 14TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	2055	5/3/04	\$172,000	1100	0	6	1962	4	6916	N	N	321 S 128TH ST
003	801920	0890	10/25/04	\$205,000	1100	0	6	1933	4	14769	N	N	12047 10TH AV S
003	801860	0320	5/13/03	\$165,000	1120	0	6	1945	4	14450	N	N	12415 16TH AV S
003	144640	1015	10/21/03	\$175,000	1120	0	6	1946	4	6626	N	N	12805 2ND AV S
003	172304	9516	10/16/03	\$185,000	1130	0	6	1936	4	12642	N	N	1212 S 136TH ST
003	079700	0055	3/31/04	\$185,000	1140	0	6	1942	3	27500	N	N	11711 8TH AV S
003	079500	0460	3/25/04	\$207,000	1140	190	6	1946	4	9375	N	N	10821 2ND AV S
003	801860	0525	5/13/04	\$185,000	1140	0	6	1928	3	15000	N	N	12424 14TH AV S
003	144640	0880	4/23/03	\$204,000	1160	0	6	1950	5	6600	N	N	13044 OCCIDENTAL AV S
003	079500	1365	8/12/04	\$180,000	1180	0	6	1946	3	6250	Y	N	11021 6TH AV S
003	801920	0980	4/13/04	\$198,000	1190	0	6	1959	4	17731	N	N	902 S 124TH ST
003	144760	0470	7/10/03	\$190,000	1220	0	6	1950	3	11305	N	N	422 S 124TH ST
003	144640	0850	6/18/03	\$195,500	1230	0	6	1989	3	6600	N	N	13016 OCCIDENTAL AV S
003	144680	0510	9/18/03	\$200,000	1230	0	6	1952	3	6270	N	N	115 S 124TH ST
003	801860	0645	9/23/03	\$165,950	1240	0	6	1951	3	7500	N	N	1234 S 128TH ST
003	144640	1440	5/13/04	\$175,000	1250	0	6	1980	3	6584	N	N	13423 3RD AV S
003	801920	0920	7/11/03	\$203,000	1250	0	6	1933	4	14774	N	N	12213 10TH AV S
003	144760	0437	9/12/03	\$184,950	1260	0	6	2003	3	13000	N	N	12225 5TH AV S
003	801920	0760	9/22/03	\$207,300	1260	0	6	2003	3	10153	N	N	12705 9TH AV S
003	079800	0170	5/14/04	\$222,200	1260	0	6	1943	3	19700	N	N	11818 3RD AV S
003	801920	0757	5/17/04	\$190,000	1270	0	6	1948	3	12797	N	N	12711 9TH AV S
003	172304	9256	5/21/04	\$229,000	1280	800	6	1947	5	8533	N	N	13425 DES MOINES MEMORIAL DR S
003	144640	1290	10/4/04	\$200,000	1280	120	6	1954	3	6600	N	N	13212 2ND AV S
003	144640	4005	7/28/04	\$208,000	1290	0	6	1950	4	6629	N	N	12831 8TH AV S
003	144640	1146	6/27/03	\$237,000	1290	0	6	1936	5	13475	N	N	13064 2ND AV S
003	079800	0580	5/27/04	\$228,000	1310	0	6	1941	4	26317	N	N	11804 OCCIDENTAL AV S
003	144640	2360	9/26/04	\$234,000	1320	0	6	1943	3	19200	N	N	13262 4TH AV S
003	079800	0465	9/10/04	\$260,000	1320	0	6	1941	4	26300	N	N	11436 OCCIDENTAL AV S
003	144680	0485	9/4/03	\$182,500	1330	0	6	1950	4	9382	N	N	12431 OCCIDENTAL AV S
003	801860	0885	3/26/03	\$180,000	1350	0	6	1929	3	7500	N	N	12235 14TH AV S
003	144760	0365	10/12/04	\$180,000	1360	0	6	1939	3	12700	N	N	12004 3RD AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144760	0050	7/21/03	\$175,000	1370	870	6	1943	4	19600	N	N	12224 5TH AV S
003	801860	0386	9/20/04	\$205,000	1370	0	6	1924	3	16500	N	N	12629 16TH AV S
003	079800	0160	10/11/04	\$232,000	1380	0	6	1965	4	23010	N	N	11650 3RD AV S
003	144680	0660	3/14/03	\$215,000	1400	0	6	1942	4	6650	N	N	12647 2ND AV S
003	079800	0410	8/26/04	\$276,400	1400	730	6	1941	3	22490	N	N	147 S 112TH ST
003	144640	2715	9/20/04	\$225,000	1430	0	6	1943	4	17363	N	N	13433 6TH AV S
003	144640	3800	9/22/04	\$239,950	1430	0	6	1944	4	7980	N	N	12804 7TH AV S
003	801860	0095	10/22/04	\$165,000	1480	0	6	1936	3	14390	N	N	12243 16TH AV S
003	079500	0660	6/3/03	\$187,000	1600	0	6	1949	3	6250	N	N	10815 3RD AV S
003	172304	9185	5/19/03	\$202,950	1640	0	6	1942	4	17732	N	N	12901 10TH AV S
003	098500	0870	8/20/03	\$230,000	1680	0	6	1932	4	14200	N	N	12230 16TH AV S
003	801860	0770	10/21/03	\$242,000	1820	0	6	1925	4	21384	N	N	1211 S 124TH ST
003	144640	0250	10/5/04	\$275,000	1861	0	6	2000	3	6515	N	N	121 S 128TH ST
003	172304	9283	8/5/04	\$290,000	1900	0	6	1942	4	28059	N	N	13011 10TH AV S
003	172304	9052	9/25/03	\$247,500	2090	0	6	1928	5	14435	N	N	13119 DES MOINES MEMORIAL DR S
003	801920	0895	10/11/04	\$235,000	2140	0	6	1981	4	9600	N	N	12057 10TH AV S
003	678720	0010	8/27/03	\$196,000	850	750	7	1943	3	7980	N	N	12421 10TH AV S
003	011100	0175	8/11/04	\$247,000	860	0	7	1942	4	22125	N	N	13419 10TH AV S
003	172304	9050	6/18/04	\$206,500	900	0	7	1957	3	8400	N	N	1418 S 130TH PL
003	011100	0350	7/28/04	\$209,000	920	0	7	1943	3	22050	N	N	1040 S 136TH ST
003	801860	0250	1/7/03	\$162,000	940	0	7	1933	4	8690	N	N	12010 14TH AV S
003	079500	1105	11/17/03	\$189,000	950	950	7	1948	3	6700	N	N	11016 5TH AV S
003	079800	0530	9/15/04	\$208,500	960	0	7	1963	4	13300	N	N	11223 3RD AV S
003	801920	0956	9/27/04	\$225,000	960	470	7	1959	4	7389	N	N	12249 10TH AV S
003	144640	0595	2/12/03	\$165,000	970	0	7	1967	4	6600	N	N	13412 OCCIDENTAL AV S
003	144640	0725	4/7/03	\$176,000	970	0	7	1965	3	6600	N	N	13243 2ND AV S
003	144640	3430	11/1/04	\$225,000	1000	650	7	1963	4	6600	N	N	13444 6TH AV S
003	801860	0842	6/22/04	\$205,000	1010	460	7	1947	3	7200	N	N	12057 14TH AV S
003	258880	0006	7/19/04	\$229,000	1020	270	7	1957	3	8366	N	N	13122 12TH AV S
003	144640	0615	10/10/03	\$194,950	1030	600	7	1967	3	6600	N	N	13436 OCCIDENTAL AV S
003	144640	3155	9/26/03	\$174,075	1040	0	7	1955	3	6600	N	N	13026 6TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	801860	0425	1/15/04	\$211,950	1060	770	7	1962	4	8500	N	N	12660 14TH PL S
003	079800	0392	6/20/03	\$189,000	1060	0	7	1958	3	11356	N	N	11215 4TH PL S
003	144760	0152	5/13/03	\$225,000	1070	1070	7	2003	3	9199	N	N	12612 2ND AV S
003	603140	0064	6/24/04	\$240,000	1070	0	7	1954	3	7437	N	N	12811 12TH AV S
003	801860	0432	4/21/03	\$205,000	1080	790	7	1961	3	8100	N	N	12652 14TH PL S
003	011100	0362	9/26/03	\$190,000	1090	0	7	1954	3	10618	N	N	1034 S 136TH ST
003	172304	9218	9/20/04	\$176,000	1120	0	7	1955	3	32130	N	N	13433 14TH AV S
003	801920	0772	3/30/04	\$269,900	1120	880	7	1968	4	7875	N	N	12629 9TH AV S
003	098500	0855	9/9/04	\$260,000	1120	340	7	1957	3	21158	N	N	12224 16TH AV S
003	172304	9366	3/12/04	\$249,950	1140	720	7	2004	3	10125	N	N	13429 DES MOINES MEMORIAL DR S
003	144640	0775	4/12/04	\$170,000	1160	0	7	1963	3	6794	N	N	143 S 128TH ST
003	172304	9590	5/22/03	\$234,950	1160	690	7	1996	3	10384	N	N	13424 12TH AV S
003	144640	0775	10/28/04	\$230,500	1160	0	7	1963	3	6794	N	N	143 S 128TH ST
003	098500	0833	9/25/03	\$162,500	1170	0	7	1948	4	20164	N	N	12204 16TH AV S
003	603140	0126	12/9/03	\$265,000	1170	1130	7	1951	4	13427	N	N	1215 S 129TH ST
003	172304	9441	2/24/04	\$177,000	1180	0	7	1959	4	9000	N	N	12816 8TH AV S
003	144640	0705	8/4/03	\$189,000	1200	0	7	1955	4	6600	N	N	13259 2ND AV S
003	172304	9102	10/27/04	\$262,000	1230	1230	7	1946	4	29519	N	N	13043 10TH AV S
003	801860	0600	4/14/03	\$189,950	1250	470	7	1951	3	22500	N	N	12607 14TH AV S
003	258880	0035	8/12/04	\$185,700	1250	0	7	1955	3	7512	N	N	1246 S 132ND ST
003	144640	1210	5/11/04	\$209,700	1250	0	7	1960	4	6615	N	N	13003 3RD AV S
003	258880	0045	10/11/04	\$225,500	1270	440	7	1957	3	7512	N	N	1258 S 132ND ST
003	144640	2350	2/25/04	\$195,600	1270	0	7	1967	4	9606	N	N	13242 4TH AV S
003	144680	0990	9/15/04	\$293,100	1280	780	7	2004	3	8200	Y	N	12243 2ND AV S
003	350960	0015	11/3/04	\$270,000	1290	290	7	1957	4	7200	N	N	11845 4TH AV S
003	144640	2065	4/28/04	\$150,000	1320	0	7	1954	3	8250	N	N	12812 4TH AV S
003	079700	0039	7/30/04	\$257,000	1330	740	7	1963	3	11129	N	N	11603 8TH AV S
003	371250	0040	11/10/04	\$235,000	1340	0	7	1965	3	10500	N	N	1023 S 130TH PL
003	801860	0611	3/14/03	\$201,600	1350	0	7	1956	3	12750	N	N	12615 14TH AV S
003	144680	0190	6/25/04	\$235,000	1350	0	7	1960	3	9381	N	N	12225 OCCIDENTAL AV S
003	258880	0065	4/9/04	\$222,000	1360	0	7	1976	3	10263	N	N	1230 S 131ST PL

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	603140	0105	5/12/03	\$250,000	1370	1370	7	1955	4	13500	N	N	1035 S 129TH ST
003	144640	0776	7/24/03	\$210,000	1370	0	7	1977	4	6732	N	N	12804 OCCIDENTAL AV S
003	144680	0730	3/22/04	\$160,000	1390	0	7	1965	4	6650	N	N	12447 2ND AV S
003	350960	0035	4/22/04	\$185,000	1390	0	7	1963	3	8002	N	N	11661 4TH AV S
003	350960	0065	8/24/04	\$236,000	1400	0	7	1962	4	9000	N	N	11806 4TH AV S
003	172304	9390	4/9/03	\$245,000	1410	460	7	1955	3	44431	N	N	13222 12TH AV S
003	144680	0181	9/2/03	\$218,000	1410	400	7	1959	3	7500	N	N	12231 OCCIDENTAL AV S
003	144760	0401	10/20/03	\$207,000	1470	600	7	1939	4	11520	N	N	12017 5TH AV S
003	144640	1030	12/2/03	\$190,000	1530	0	7	1943	4	7408	N	N	203 S 128TH ST
003	144640	1030	4/26/04	\$193,000	1530	0	7	1943	4	7408	N	N	203 S 128TH ST
003	144680	0475	4/21/04	\$210,000	1530	0	7	1954	4	6250	N	N	12443 OCCIDENTAL AV S
003	098500	0875	12/22/03	\$284,990	1530	1450	7	1955	3	21797	N	N	12238 16TH AV S
003	079800	0255	10/24/03	\$246,500	1630	230	7	1967	4	11001	N	N	11624 4TH AV S
003	801860	0007	1/26/04	\$180,000	1640	0	7	1958	3	10010	N	N	1441 S 120TH ST
003	011100	0172	8/25/03	\$267,000	1680	1000	7	2003	3	7868	N	N	951 S 134TH ST
003	011100	0173	12/8/03	\$267,950	1680	1000	7	2003	3	7276	N	N	13411 10TH AV S
003	144760	0415	4/10/03	\$206,500	1800	0	7	1937	3	32700	N	N	12043 5TH AV S
003	172304	9439	7/7/04	\$254,000	1820	600	7	1959	3	14771	N	N	13258 12TH AV S
003	144640	1585	3/5/03	\$210,000	1950	0	7	1968	3	11220	N	N	13400 3RD AV S
003	144680	0825	6/4/03	\$263,500	1990	0	7	2003	3	6650	N	N	12032 OCCIDENTAL AV S
003	144680	0830	6/9/03	\$263,500	1990	0	7	2003	3	6650	N	N	12036 OCCIDENTAL AV S
003	144640	3690	9/2/03	\$295,000	2010	0	7	2003	3	6558	N	N	13437 8TH AV S
003	144640	3691	8/28/03	\$295,000	2010	0	7	2003	3	6558	N	N	13431 8TH AV S
003	144640	3695	12/1/03	\$298,950	2010	0	7	2003	3	6600	N	N	13425 8TH AV S
003	011100	0167	3/17/03	\$257,950	2160	0	7	2002	3	7504	N	N	13403 10TH AV S
003	144640	1310	3/24/04	\$325,632	2310	0	7	2004	3	6600	N	N	13232 2ND AV S
003	172304	9148	10/19/04	\$295,950	2460	0	7	2004	3	40714	N	N	1256 S 134TH ST
003	144760	0502	5/23/03	\$280,000	2710	0	7	1990	3	13250	N	N	12038 2ND AV S
003	144640	0890	8/4/04	\$260,000	1290	100	8	1948	4	10182	N	N	136 S 132ND ST
003	144760	0154	1/13/04	\$334,000	1840	730	8	2003	3	11834	N	N	12616 2ND AV S
003	144640	1035	7/15/04	\$305,000	2050	0	8	2004	3	6626	N	N	12810 2ND AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	382600	0690	7/11/03	\$149,000	640	0	4	1936	4	8100	N	N	12220 23RD AV S
004	382600	0130	3/19/03	\$176,800	1520	0	4	1994	3	8100	N	N	12039 21ST AV S
004	162304	9196	4/1/04	\$142,000	440	0	5	1949	3	13500	N	N	13830 29TH AV S
004	359860	0044	6/28/04	\$187,950	750	0	5	1931	4	8092	N	N	14224 24TH AV S
004	025700	0232	4/7/03	\$162,000	770	260	5	1926	4	8393	N	N	2626 S 125TH ST
004	425580	0010	1/29/04	\$150,000	770	0	5	1947	4	7717	N	N	13508 24TH AV S
004	382600	0595	7/30/03	\$150,000	830	0	5	1953	4	8100	N	N	12247 23RD AV S
004	382600	0330	3/28/03	\$147,500	850	0	5	1942	4	8100	N	N	12025 22ND AV S
004	735860	0095	12/1/03	\$175,000	880	0	5	1945	5	5226	N	N	13322 34TH AV S
004	382600	0055	8/19/04	\$178,000	890	0	5	1938	4	8100	N	N	12044 20TH AV S
004	382600	0685	5/24/04	\$167,500	940	0	5	1936	3	8100	N	N	12212 23RD AV S
004	640460	0230	5/3/04	\$215,000	960	0	5	1918	5	30000	N	N	13441 22ND AV S
004	098500	1305	8/17/04	\$212,000	970	0	5	1930	3	16284	N	N	12441 20TH AV S
004	359860	0005	7/13/04	\$175,000	1000	0	5	1942	4	8000	N	N	2638 S 142ND ST
004	608300	0106	10/22/04	\$226,000	1010	0	5	1930	3	22959	N	N	13023 22ND AV S
004	181080	0015	8/9/04	\$176,900	1060	0	5	1957	4	9600	N	N	13025 26TH AV S
004	098500	1388	2/24/04	\$179,500	1090	0	5	1949	4	6000	N	N	12657 20TH AV S
004	092304	9311	4/16/03	\$196,000	1110	0	5	1950	5	6814	N	N	2117 S 126TH ST
004	162304	9214	6/9/04	\$250,000	1480	0	5	1942	5	47044	N	N	2456 S 138TH ST
004	382600	0310	6/15/04	\$189,000	750	0	6	1943	3	8100	N	N	2106 S 124TH ST
004	640460	0085	3/23/04	\$200,000	770	0	6	1915	4	34372	N	N	13501 24TH AV S
004	886400	0645	8/17/04	\$160,000	770	0	6	1944	3	6659	N	N	13867 37TH AV S
004	553160	0040	11/11/04	\$185,000	770	0	6	1943	4	6649	N	N	12859 23RD AV S
004	098500	1320	6/1/04	\$208,000	770	0	6	1942	4	10998	N	N	12455 20TH AV S
004	886400	0805	11/25/03	\$174,000	780	0	6	1944	4	6855	N	N	13880 37TH AV S
004	886400	0375	10/7/04	\$158,250	790	790	6	1944	3	6008	N	N	3214 S 137TH ST
004	886400	0940	8/25/03	\$160,000	790	100	6	1944	3	6000	N	N	13838 38TH AV S
004	886400	0490	9/22/04	\$157,500	790	0	6	1944	3	9333	N	N	13759 34TH AV S
004	500050	0015	6/26/03	\$185,000	790	0	6	1943	4	5694	N	N	2418 S 121ST ST
004	886400	0860	6/17/04	\$172,000	790	0	6	1944	3	6000	N	N	13819 38TH AV S
004	886400	0320	8/16/04	\$207,500	790	740	6	1945	3	6022	N	N	3245 S 136TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	886400	0365	10/8/04	\$222,300	790	0	6	1944	3	6022	N	N	3226 S 137TH ST
004	886400	0405	8/17/04	\$234,000	790	460	6	1944	3	6099	N	N	3221 S 137TH ST
004	553160	0025	7/29/03	\$153,000	810	0	6	1943	4	6634	N	N	12841 23RD AV S
004	886400	0380	1/23/03	\$163,000	810	0	6	1944	3	6067	N	N	3208 S 137TH ST
004	886400	0370	9/15/03	\$168,000	810	0	6	1944	3	6015	N	N	3220 S 137TH ST
004	886400	0170	1/9/04	\$161,900	820	0	6	1944	4	6005	N	N	13533 35TH AV S
004	162304	9161	11/17/03	\$178,500	820	0	6	1963	4	7776	N	N	12836 24TH AV S
004	608300	0024	4/28/03	\$175,000	840	190	6	1946	5	8364	N	N	12848 22ND AV S
004	382600	0340	8/18/04	\$215,000	840	0	6	1940	4	8100	N	N	12039 22ND AV S
004	735860	0125	9/24/03	\$153,500	860	0	6	1944	4	6121	N	N	13348 34TH AV S
004	735860	0105	3/31/04	\$182,894	860	0	6	1944	4	6006	N	N	13336 34TH AV S
004	500050	0085	1/27/03	\$180,000	870	0	6	1943	4	6861	N	N	2427 S 121ST ST
004	382600	0835	7/8/04	\$200,000	870	610	6	1932	3	6000	N	N	12257 24TH AV S
004	382600	0020	10/8/03	\$178,000	900	0	6	1947	5	6030	N	N	12017 21ST AV S
004	152304	9193	9/21/04	\$215,000	900	770	6	1950	2	9440	N	N	14014 33RD AV S
004	640460	0165	11/20/03	\$151,000	910	0	6	1941	4	6750	N	N	2048 S 134TH ST
004	382600	0735	5/2/03	\$150,000	920	0	6	1950	4	7569	N	N	12017 24TH AV S
004	609940	0011	4/4/03	\$177,000	940	0	6	1953	4	7110	N	N	14008 MILITARY RD S
004	025700	0115	4/14/04	\$179,900	940	0	6	1950	4	7867	N	N	2729 S 125TH PL
004	886400	0070	3/26/03	\$146,900	950	0	6	1944	3	5984	N	N	13537 37TH AV S
004	609940	0121	10/23/03	\$183,950	960	0	6	1954	5	8744	N	N	14245 31ST AV S
004	382600	0605	1/29/04	\$195,500	960	400	6	1933	4	8100	N	N	12253 23RD AV S
004	382600	0245	10/28/04	\$237,000	970	0	6	1928	4	8100	N	N	12036 21ST AV S
004	608240	0193	5/20/04	\$182,500	980	0	6	1942	4	10240	N	N	13324 24TH AV S
004	735860	0185	11/19/03	\$169,950	1000	0	6	1958	4	6000	N	N	13313 35TH AV S
004	382600	0515	4/27/04	\$185,200	1000	0	6	1950	3	7425	N	N	12258 22ND AV S
004	609940	0053	8/16/04	\$195,000	1010	0	6	1954	3	5490	N	N	14063 MILITARY RD S
004	608300	0026	9/7/04	\$214,450	1010	0	6	1940	4	8421	N	N	12858 22ND AV S
004	382600	0085	4/1/03	\$168,000	1020	0	6	1949	4	8100	N	N	12228 20TH AV S
004	886400	0960	10/20/04	\$167,551	1030	0	6	1944	3	6000	N	N	13862 38TH AV S
004	608300	0104	4/16/03	\$177,000	1040	0	6	1915	4	11929	N	N	13013 22ND AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	500050	0065	10/5/04	\$178,000	1040	0	6	1943	3	6490	N	N	12015 26TH AV S
004	152304	9098	11/16/04	\$218,000	1044	0	6	1939	4	16885	N	N	14239 MILITARY RD S
004	886400	0300	10/1/03	\$190,000	1050	0	6	1944	4	6022	N	N	3223 S 136TH ST
004	735960	0595	6/26/03	\$198,000	1060	800	6	1947	4	5886	N	N	13032 33RD AV S
004	382600	0300	7/8/04	\$175,000	1060	0	6	1939	4	8100	N	N	12250 21ST AV S
004	162304	9112	6/2/03	\$165,000	1080	0	6	1936	3	15478	N	N	12818 24TH AV S
004	640460	0043	3/28/03	\$158,000	1080	0	6	1978	3	11704	N	N	2221 S 132ND ST
004	500000	0020	10/12/04	\$182,800	1080	0	6	1942	4	6600	N	N	2420 S 121ST PL
004	814860	0075	7/27/04	\$189,000	1100	0	6	1947	4	8608	N	N	12434 21ST AV S
004	886400	0685	7/10/03	\$172,500	1110	0	6	1944	3	8049	N	N	13819 37TH AV S
004	025700	0033	10/12/04	\$225,000	1110	0	6	1929	5	13439	Y	N	2613 S 122ND ST
004	382600	0145	5/20/04	\$184,950	1120	0	6	1935	3	8100	N	N	12203 21ST AV S
004	735960	0681	9/15/03	\$172,000	1130	0	6	1941	3	11700	N	N	13048 34TH AV S
004	382600	0308	8/5/04	\$185,000	1130	0	6	1989	3	8100	N	N	12264 21ST AV S
004	608300	0005	11/11/03	\$175,000	1140	0	6	1948	4	9185	N	N	12809 24TH AV S
004	553160	0015	2/28/03	\$169,975	1150	0	6	1943	4	6640	N	N	12829 23RD AV S
004	886400	0285	5/27/04	\$195,000	1150	390	6	1944	4	6067	N	N	3207 S 136TH ST
004	735960	0435	8/18/04	\$219,900	1180	0	6	1991	3	8150	Y	N	13022 32ND AV S
004	735860	0175	9/24/04	\$208,000	1200	0	6	1962	3	6000	N	N	13321 35TH AV S
004	608300	0069	10/22/04	\$168,500	1220	0	6	1963	3	8644	N	N	13030 23RD AV S
004	734660	0265	1/15/03	\$207,000	1230	660	6	1949	4	12250	N	N	13222 MILITARY RD S
004	608300	0143	2/11/04	\$248,000	1230	760	6	1939	4	11400	N	N	2023 S 128TH ST
004	886400	0015	2/23/04	\$159,950	1270	0	6	1944	3	6000	N	N	13514 35TH AV S
004	609940	0343	6/17/03	\$188,000	1300	0	6	1947	4	9000	N	N	2801 S 142ND ST
004	886400	0055	12/23/03	\$179,000	1300	0	6	1944	3	6288	N	N	3512 S 137TH ST
004	382600	0432	9/13/04	\$222,750	1320	0	6	1991	3	8679	N	N	12019 23RD AV S
004	886400	0580	6/18/03	\$218,000	1410	0	6	1944	4	7522	N	N	13752 34TH AV S
004	092304	9345	9/29/03	\$195,000	1460	0	6	1952	4	14078	N	N	12415 22ND AV S
004	886400	0765	9/21/04	\$209,950	1460	0	6	1944	3	6000	N	N	13832 37TH AV S
004	079200	0030	4/25/03	\$193,500	1510	0	6	1947	4	7548	N	N	12432 22ND AV S
004	500050	0030	8/5/04	\$235,000	1510	0	6	1943	4	7760	N	N	2434 S 121ST ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	152304	9292	7/22/04	\$305,000	1520	0	6	1930	5	20063	N	N	3215 S 133RD ST
004	162304	9157	6/15/04	\$223,000	1590	0	6	1942	3	25754	N	N	13621 MILITARY RD S
004	640460	0121	5/28/03	\$202,000	1700	1060	6	1960	4	12814	N	N	13406 22ND AV S
004	162304	9059	7/9/03	\$269,000	1710	220	6	1920	5	23490	Y	N	13642 MILITARY RD S
004	382600	0170	4/9/04	\$237,000	1900	0	6	1932	5	8100	N	N	12231 21ST AV S
004	608300	0008	3/17/03	\$192,000	1950	720	6	1903	4	8170	N	N	12805 24TH AV S
004	382600	0050	10/19/04	\$220,000	870	0	7	1927	3	8100	N	N	12038 20TH AV S
004	098360	0045	4/20/04	\$216,000	880	880	7	1956	4	8024	N	N	13628 28TH PLS
004	162304	9002	6/24/04	\$176,000	900	0	7	1954	3	8289	N	N	12803 MILITARY RD S
004	382600	0815	10/4/04	\$226,500	980	0	7	1958	3	7708	N	N	12241 24TH AV S
004	941260	0080	9/24/04	\$252,950	990	620	7	1963	3	9600	N	N	14126 34TH AV S
004	155150	0180	3/25/04	\$198,850	1020	700	7	1962	4	7223	N	N	2424 S 140TH ST
004	382600	0726	1/3/03	\$199,950	1050	1050	7	1957	4	6000	N	N	12268 23RD AV S
004	941260	0060	7/24/03	\$213,000	1070	340	7	1963	4	8800	N	N	14112 34TH AV S
004	608240	0273	10/25/04	\$255,000	1080	520	7	1966	4	7873	N	N	2614 S 135TH ST
004	162304	9256	11/21/03	\$233,800	1090	1090	7	1954	4	16425	N	N	13002 26TH AV S
004	609940	0190	4/9/03	\$186,500	1100	0	7	1967	3	15661	N	N	14021 31ST AV S
004	079200	0016	4/11/03	\$203,000	1110	1110	7	1959	4	7200	N	N	12426 23RD AV S
004	098360	0055	10/9/03	\$172,000	1110	0	7	1955	4	7314	N	N	13640 28TH PLS
004	814860	0040	10/22/03	\$159,000	1110	0	7	1948	3	8709	N	N	12437 21ST AV S
004	092304	9328	10/26/04	\$175,000	1120	0	7	1957	4	8125	N	N	2020 S 128TH ST
004	092304	9372	5/10/04	\$184,500	1120	0	7	1953	3	8201	N	N	12602 22ND AV S
004	734660	0266	2/26/04	\$297,500	1130	820	7	1979	5	13743	N	N	2926 S 133RD ST
004	204880	0035	4/19/04	\$239,950	1130	1130	7	1956	4	10158	N	N	2601 S 128TH ST
004	025700	0234	4/15/03	\$209,950	1150	600	7	1964	4	9046	N	N	2614 S 125TH ST
004	162304	9047	10/20/03	\$211,500	1160	980	7	1949	4	10230	N	N	2434 S 138TH ST
004	162304	9254	8/26/04	\$177,000	1160	0	7	1954	3	7650	N	N	12811 MILITARY RD S
004	609940	0151	12/29/03	\$253,000	1160	1120	7	1963	4	17605	N	N	14201 31ST AV S
004	359860	0050	5/4/04	\$167,000	1180	0	7	1947	2	7273	N	N	2425 S 142ND ST
004	382600	0175	8/30/04	\$262,000	1190	850	7	1992	3	8100	N	N	12241 21ST AV S
004	382600	0165	3/18/03	\$259,000	1200	740	7	2002	3	8100	N	N	12225 21ST AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	079200	0022	3/25/03	\$268,000	1200	740	7	2002	3	10707	N	N	12437 24TH AV S
004	359860	0088	9/22/04	\$240,000	1200	580	7	1962	4	11645	N	N	2627 S 142ND ST
004	608240	0161	12/31/03	\$225,000	1200	0	7	1959	4	7805	N	N	2453 S 133RD ST
004	025700	0227	6/3/04	\$230,000	1210	700	7	1964	4	8334	N	N	2615 S 125TH ST
004	735860	0231	6/9/04	\$196,000	1210	0	7	1967	4	6000	N	N	13332 35TH AV S
004	735960	0460	10/14/03	\$259,500	1220	900	7	1982	5	6116	Y	N	13200 32ND AV S
004	359860	0075	3/16/04	\$240,000	1220	1050	7	1960	4	11305	N	N	2440 S 144TH ST
004	608240	0061	4/30/03	\$217,000	1220	0	7	1959	4	12176	N	N	2453 S 132ND ST
004	079200	0009	9/27/04	\$231,000	1220	0	7	1953	4	9120	N	N	12421 24TH AV S
004	269360	0100	2/12/03	\$210,000	1230	580	7	1978	4	7000	N	N	13320 27TH AV S
004	162304	9391	1/13/04	\$178,000	1230	0	7	1967	3	8928	N	N	13011 MILITARY RD S
004	640460	0030	9/10/03	\$182,500	1230	0	7	1960	4	10917	N	N	2235 S 132ND ST
004	886400	0340	5/27/03	\$196,569	1240	0	7	1979	4	6028	N	N	3256 S 137TH ST
004	608300	0019	5/8/03	\$249,950	1250	790	7	2003	3	10564	N	N	12836 23RD AV S
004	608300	0016	3/24/04	\$259,950	1250	790	7	2004	3	10204	N	N	12830 23RD AV S
004	204880	0020	6/23/03	\$215,000	1250	700	7	1964	4	10450	N	N	12833 26TH AV S
004	178700	0020	10/20/04	\$245,000	1250	1250	7	1955	3	10771	N	N	13016 26TH AV S
004	608300	0015	11/5/03	\$199,000	1260	480	7	1939	5	10204	N	N	12835 24TH AV S
004	269360	0020	2/3/03	\$240,000	1270	1270	7	1953	4	8201	N	N	13320 26TH CT S
004	162304	9373	11/15/04	\$207,950	1320	0	7	1954	3	6281	N	N	2426 S 132ND ST
004	162304	9189	10/30/03	\$220,000	1350	860	7	1957	4	7750	N	N	2433 S 128TH ST
004	608240	0370	11/9/04	\$215,000	1350	0	7	1948	4	15750	N	N	2441 S 135TH ST
004	098500	1271	9/23/04	\$214,149	1370	0	7	1962	4	7480	N	N	12411 20TH AV S
004	382600	0795	8/24/04	\$226,900	1370	0	7	1959	4	7662	N	N	12227 24TH AV S
004	950900	0060	2/7/03	\$196,000	1400	0	7	1961	4	7263	N	N	2429 S 137TH ST
004	609940	0269	8/18/04	\$318,000	1400	950	7	2004	3	10303	N	N	14216 29TH AV S
004	025700	0195	6/23/03	\$173,000	1410	0	7	1962	4	8521	N	N	12650 24TH AV S
004	359860	0074	8/5/04	\$200,000	1420	0	7	1959	3	15535	N	N	2438 S 144TH ST
004	092304	9402	3/23/04	\$235,950	1430	0	7	1958	4	8986	N	N	12646 20TH AV S
004	950900	0030	10/15/04	\$165,000	1440	0	7	1961	3	7085	N	N	2416 S 137TH ST
004	734660	0231	9/12/03	\$210,000	1450	0	7	1978	4	9665	N	N	13324 31ST AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	382600	0196	2/17/04	\$210,000	1460	0	7	1959	4	7800	N	N	2016 S 124TH ST
004	359860	0078	10/14/04	\$218,000	1510	0	7	1997	3	7200	N	N	2632 S 144TH ST
004	608300	0083	6/13/03	\$204,689	1510	0	7	1959	3	9078	N	N	2048 S 132ND ST
004	162304	9345	6/17/04	\$206,850	1510	0	7	1963	3	16262	N	N	2627 S 128TH ST
004	092304	9435	2/6/03	\$194,950	1540	1050	7	1961	4	7200	N	N	12633 22ND AV S
004	152304	9091	9/26/03	\$255,000	1540	1100	7	1937	4	19987	N	N	14044 35TH AV S
004	559900	0030	9/23/04	\$185,000	1620	0	7	1950	4	11319	N	N	2442 S 130TH PL
004	162304	9341	8/3/04	\$280,000	1620	0	7	1962	5	12040	N	N	2444 S 138TH ST
004	162304	9338	7/15/03	\$210,000	1690	0	7	1962	4	8400	N	N	2642 S 130TH PL
004	162304	9326	3/27/03	\$184,350	1770	0	7	1961	3	8570	N	N	2645 S 130TH PL
004	734660	0299	1/22/03	\$209,950	1820	0	7	1963	4	14975	N	N	13214 30TH PL S
004	609940	0275	8/20/04	\$250,000	1850	0	7	1950	3	14012	N	N	14226 29TH AV S
004	162304	9248	3/11/04	\$242,000	1920	0	7	1954	4	8100	N	N	13003 MILITARY RD S
004	092304	9511	3/28/04	\$293,000	1960	0	7	2003	3	6643	N	N	2119 S 124TH ST
004	092304	9484	8/15/03	\$255,000	2010	0	7	2002	3	7101	N	N	12620 21ST AV S
004	092304	9512	1/20/03	\$259,000	2010	0	7	2002	3	5160	N	N	2109 S 126TH ST
004	162304	9287	5/23/03	\$229,900	2110	0	7	1980	4	8580	N	N	2455 S 138TH ST
004	640460	0220	6/23/04	\$303,950	2160	0	7	2004	3	12038	N	N	13421 22ND AV S
004	640460	0219	6/22/04	\$310,000	2610	0	7	2004	3	12038	N	N	13413 22ND AV S
004	152304	9167	3/18/03	\$233,000	1120	1120	8	1953	3	13455	N	N	14028 35TH AV S
004	025700	0007	8/14/03	\$249,500	1290	1290	8	1952	4	20985	N	N	12016 26TH AV S
005	734820	0085	8/5/04	\$130,000	550	0	4	1939	4	8340	N	N	14021 43RD AV S
005	734820	0120	2/13/03	\$149,950	820	0	4	1930	4	8340	N	N	14020 43RD AV S
005	734560	0985	11/21/03	\$155,000	620	400	5	1930	4	11894	N	N	3826 S 130TH ST
005	735960	0110	10/7/03	\$147,500	780	300	5	1917	3	8260	N	N	3510 S 130TH ST
005	567300	0155	3/17/04	\$154,950	810	0	5	1940	3	11200	N	N	4834 S 136TH ST
005	261320	0172	3/3/04	\$196,500	820	0	5	1952	4	16356	Y	N	4512 S 136TH ST
005	322920	0046	1/6/03	\$164,750	910	200	5	1950	3	5489	N	N	13749 MACADAM RD S
005	734560	0980	4/28/04	\$165,000	920	0	5	1941	3	12085	N	N	3820 S 130TH ST
005	734820	0110	8/4/03	\$189,500	940	600	5	1955	4	8340	Y	N	14008 43RD AV S
005	734160	0115	10/10/04	\$179,000	970	0	5	1918	4	6272	N	N	4130 S 131ST ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	735960	0835	3/16/04	\$155,500	1030	0	5	1941	4	5535	N	N	13016 35TH AV S
005	735960	0875	6/29/04	\$155,000	1090	400	5	1918	2	23300	N	N	12803 34TH AV S
005	736060	0420	4/22/03	\$175,000	620	0	6	1942	4	8400	N	N	4101 S 139TH ST
005	734760	0125	7/26/04	\$168,000	770	650	6	1989	3	7200	N	N	4504 S 137TH ST
005	567300	0115	6/2/03	\$149,000	790	0	6	1950	4	5900	N	N	13416 48TH AV S
005	734160	0052	2/10/04	\$155,000	880	120	6	1918	3	6065	N	N	13024 41ST AV S
005	734820	0130	7/14/04	\$203,000	970	0	6	1961	3	8340	N	N	14032 43RD AV S
005	736060	0425	5/25/04	\$168,950	980	0	6	1942	3	8400	N	N	4105 S 139TH ST
005	567300	0125	9/22/04	\$211,000	1020	0	6	1928	4	12000	N	N	13430 48TH PL S
005	567300	0150	8/23/03	\$215,000	1030	1030	6	1950	4	6000	N	N	13442 48TH PL S
005	734760	0330	7/28/03	\$169,450	1060	0	6	1979	3	8500	N	N	13716 45TH AV S
005	261320	0030	4/1/03	\$234,500	1090	980	6	1942	4	11999	N	N	13455 48TH AV S
005	152304	9260	9/20/04	\$283,250	1100	1100	6	1930	5	12040	N	N	13731 44TH AV S
005	735960	0755	5/19/04	\$167,400	1170	0	6	1909	4	5500	N	N	3517 S 130TH ST
005	734060	0763	3/25/03	\$159,700	1230	0	6	1919	3	9375	N	N	4027 S 128TH ST
005	734060	0745	10/20/03	\$170,000	1250	0	6	1915	4	11200	Y	N	4128 S 130TH ST
005	734760	0175	5/13/04	\$260,000	1360	760	6	1941	5	8500	N	N	13730 44TH AV S
005	152304	9036	10/21/04	\$205,000	1400	900	6	1947	4	60112	N	N	14239 MACADAM RD S
005	734760	0250	4/22/03	\$175,900	1560	0	6	1955	3	8500	N	N	13703 45TH AV S
005	261320	0029	8/27/04	\$240,000	1560	0	6	1998	3	7854	N	N	13435 48TH AV S
005	000300	0104	6/23/04	\$205,950	1870	0	6	1920	3	13750	N	N	4823 S 138TH ST
005	734760	0300	11/6/03	\$229,400	1010	650	7	1962	4	7875	N	N	4507 S 137TH ST
005	733240	0054	6/24/04	\$192,500	1060	0	7	1976	3	6000	N	N	13020 38TH AV S
005	734760	0130	7/17/03	\$220,000	1090	780	7	1982	3	7800	N	N	4512 S 137TH ST
005	152304	9204	10/20/04	\$200,000	1160	300	7	1957	3	10582	N	N	4306 S 140TH ST
005	734060	0931	11/15/04	\$215,000	1210	480	7	1969	3	10518	N	N	13212 38TH AV S
005	733240	0010	8/22/03	\$260,000	1280	740	7	1991	3	5716	N	N	3711 S 130TH ST
005	734560	0975	12/9/03	\$201,000	1580	0	7	1959	5	12277	N	N	3816 S 130TH ST
005	734160	0116	6/18/04	\$279,500	1650	0	7	1923	5	11840	N	N	4126 S 131ST ST
005	261320	0182	3/1/04	\$305,000	1730	1730	7	1962	4	15450	Y	N	13521 MACADAM RD S
005	794520	0035	4/26/04	\$257,000	1840	0	7	2003	3	5500	N	N	4012 S 126TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	794520	0040	5/25/04	\$258,300	1840	0	7	2003	3	5500	N	N	4018 S 126TH ST
005	794520	0042	5/27/04	\$258,000	1840	0	7	2003	3	5500	N	N	4024 S 126TH ST
005	734760	0220	8/11/04	\$299,950	1850	0	7	1997	3	8500	N	N	13733 45TH AV S
005	734820	0165	11/4/04	\$286,000	1900	0	7	1988	3	8340	N	N	14117 44TH AV S
005	734060	0907	6/5/03	\$261,000	1910	0	7	1996	3	8156	N	N	13053 40TH AV S
005	734060	0622	4/20/04	\$281,800	2150	0	7	1940	3	60548	N	N	12633 35TH AV S
005	261200	0120	4/25/03	\$243,000	1580	0	8	2002	3	5078	Y	N	4238 S 137TH ST
005	261200	0200	1/27/03	\$278,700	2050	0	8	2002	3	8172	N	N	4270 S 137TH PL
005	261200	0310	6/17/04	\$302,000	2050	0	8	2001	3	6387	N	N	13710 42ND AV S
005	261200	0190	2/28/03	\$280,000	2090	0	8	2002	3	7771	N	N	4266 S 137TH PL
005	142260	0180	1/29/04	\$285,000	2130	0	8	2003	3	7019	N	N	13255 40TH AV S
005	142260	0030	12/8/03	\$283,000	2140	0	8	2003	3	7147	N	N	13218 38TH PL S
005	261200	0180	2/25/03	\$275,000	2140	0	8	2002	3	11325	N	N	4262 S 137TH PL
005	261200	0110	3/3/03	\$290,000	2140	0	8	2002	3	4851	Y	N	4234 S 137TH ST
005	261200	0100	6/3/03	\$310,000	2220	0	8	2002	3	5329	Y	N	4230 S 137TH ST
005	142260	0140	6/24/03	\$284,950	2300	0	8	2003	3	7386	N	N	3821 S 132ND PL
005	142260	0020	12/23/03	\$319,500	2340	0	8	2003	3	7574	N	N	3822 S 132ND PL
005	142260	0070	10/27/03	\$330,642	2340	0	8	2003	3	8091	N	N	13219 38TH PL S
005	142260	0160	8/3/04	\$335,200	2400	0	8	2004	3	7009	N	N	3829 S 132ND PL
005	142260	0150	6/4/04	\$326,950	2410	0	8	2004	3	6881	N	N	3825 S 132ND PL
005	142260	0010	4/29/04	\$330,000	2410	0	8	2004	3	7456	N	N	3830 S 132ND PL
005	142260	0050	5/12/04	\$335,000	2470	0	8	2004	3	6553	N	N	13215 38TH PL S
005	142260	0040	5/25/04	\$338,073	2470	0	8	2004	3	7280	N	N	13214 38TH PL S
005	261320	0022	7/8/03	\$329,950	2490	900	8	2002	3	6926	N	N	13417 48TH AV S
005	261320	0023	1/21/03	\$284,950	2490	0	8	2002	3	6668	N	N	13419 34TH AV S
005	142260	0130	1/19/04	\$316,000	2560	0	8	2003	3	6898	N	N	3817 S 132ND PL
005	142260	0060	11/13/03	\$329,950	2590	0	8	2003	3	7157	N	N	13223 38TH PL S
005	142260	0200	2/19/04	\$341,000	2590	0	8	2004	3	9800	N	N	13247 40TH AV S
005	142260	0170	11/7/03	\$375,000	3460	0	8	2003	3	7021	N	N	3833 S 132ND PL
005	142260	0110	2/25/04	\$400,000	2800	160	9	2003	3	7343	Y	N	3809 S 132ND PL
005	142260	0120	7/19/04	\$400,000	3040	0	9	2004	3	7066	Y	N	3813 S 132ND PL

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	212304	9330	2/6/04	\$130,000	490	0	4	1956	3	7300	N	N	3113 S 144TH ST
006	302820	0078	8/12/03	\$115,000	500	0	5	1942	3	8400	N	N	1405 S 136TH ST
006	392340	0012	4/29/04	\$147,500	690	0	5	1941	4	12300	N	N	3057 S 148TH ST
006	172304	9042	6/9/03	\$146,000	780	0	5	1948	4	11493	N	N	1257 S 140TH ST
006	172304	9520	9/17/04	\$195,000	900	0	5	1966	3	7200	N	N	14224 4TH AV S
006	212304	9499	2/4/04	\$202,400	930	0	5	1900	4	8547	N	N	2821 S 146TH ST
006	392340	0066	11/12/04	\$210,000	930	0	5	1943	4	8290	N	N	3046 S 152ND ST
006	384260	0053	8/6/04	\$163,950	940	0	5	1942	3	10758	N	N	2815 S 152ND ST
006	202304	9307	9/20/04	\$220,000	1090	0	5	1908	5	41440	N	N	14448 8TH AV S
006	302820	0123	11/9/04	\$200,000	1110	0	5	1995	3	5625	N	N	1417 S 136TH ST
006	504480	0070	7/25/03	\$182,000	900	0	6	1949	4	9170	N	N	13655 2ND AV S
006	212304	9188	8/22/03	\$149,950	940	0	6	1930	4	11780	N	N	14626 29TH AV S
006	172304	9430	10/16/03	\$179,950	940	0	6	1943	4	9565	N	N	835 S 136TH ST
006	936460	0030	8/15/03	\$178,000	960	0	6	1971	3	12000	N	N	624 S 143RD ST
006	688150	0120	9/3/03	\$164,950	970	0	6	1971	3	12229	N	N	13658 3RD AV S
006	202304	9262	11/7/03	\$189,000	1000	0	6	1949	3	7750	N	N	826 S 146TH ST
006	172304	9038	3/2/04	\$179,950	1020	0	6	1942	4	13184	N	N	825 S 142ND ST
006	176060	0163	4/8/03	\$147,950	1030	0	6	1950	3	10725	N	N	622 S 148TH ST
006	172304	9309	1/13/04	\$267,950	1080	1000	6	1950	4	23300	N	N	14247 6TH AV S
006	212304	9528	10/12/04	\$192,870	1200	0	6	1984	3	7912	N	N	14613 29TH AV S
006	443920	0065	9/29/04	\$180,600	1220	0	6	1954	3	8006	N	N	15414 30TH AV S
006	212304	9182	2/27/04	\$205,500	1310	0	6	1942	3	7300	N	N	3111 S 144TH ST
006	212304	9106	10/4/04	\$185,000	1340	0	6	1955	3	11278	N	N	14908 27TH PL S
006	172304	9188	6/23/03	\$178,500	1530	1020	6	1916	4	15416	N	N	14055 DES MOINES MEMORIAL DR S
006	172304	9188	10/22/03	\$189,950	1530	1020	6	1916	4	15416	N	N	14055 DES MOINES MEMORIAL DR S
006	212304	9077	8/30/04	\$220,000	1630	0	6	1947	3	8226	N	N	2623 S 144TH ST
006	212304	9454	6/3/03	\$190,500	1780	0	6	1926	4	15860	N	N	14441 29TH AV S
006	212304	9247	3/1/04	\$184,000	1810	0	6	1948	3	11472	N	N	2652 S 148TH ST
006	212304	9283	6/23/03	\$195,000	1950	0	6	1950	3	12750	N	N	2653 S 150TH ST
006	172304	9437	2/19/04	\$222,000	2060	0	6	1948	3	13200	N	N	13803 DES MOINES MEMORIAL DR S
006	212304	9360	3/18/03	\$165,000	710	0	7	1954	4	8450	N	N	14442 29TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	024150	0075	5/21/03	\$224,000	1010	760	7	1958	4	10824	N	N	14404 25TH AV S
006	024150	0010	4/16/04	\$249,950	1010	640	7	1958	3	9945	N	N	2415 S 144TH ST
006	212304	9207	7/24/03	\$185,000	1020	0	7	1954	4	8962	N	N	2610 S 148TH ST
006	176060	0006	11/4/04	\$226,950	1030	0	7	1954	3	7650	N	N	14439 8TH AV S
006	121500	0045	9/30/04	\$210,000	1040	650	7	1959	3	8300	N	N	604 S 146TH ST
006	172304	9504	7/15/04	\$186,000	1050	0	7	1963	4	9800	N	N	14214 8TH AV S
006	382140	0070	7/29/04	\$217,500	1050	350	7	1978	3	8568	N	N	531 S 137TH PL
006	121500	0085	10/29/03	\$225,000	1050	1030	7	1959	3	11950	N	N	14404 6TH AV S
006	382140	0170	8/25/03	\$242,000	1060	1040	7	1978	4	7300	N	N	13618 6TH PL S
006	382140	0110	12/1/03	\$234,450	1080	550	7	1978	3	6850	N	N	621 S 137TH PL
006	392340	0076	8/20/03	\$183,000	1100	140	7	1946	3	9793	N	N	3034 S 152ND ST
006	172304	9558	7/19/04	\$226,000	1100	0	7	1954	4	15000	N	N	14043 7TH PL S
006	280320	0040	2/5/03	\$219,000	1110	1050	7	1955	4	9636	N	N	915 S 137TH ST
006	004000	0006	5/8/03	\$155,000	1130	0	7	1955	3	8631	N	N	3209 S 144TH ST
006	172304	9568	9/19/03	\$215,000	1140	0	7	1979	4	23291	N	N	14103 9TH PL S
006	212304	9261	4/24/03	\$203,000	1180	0	7	1966	4	8970	N	N	14426 29TH AV S
006	392340	0134	10/10/03	\$249,950	1200	620	7	1994	3	7826	N	N	15115 29TH LN S
006	212304	9574	8/6/04	\$266,000	1220	840	7	1995	3	7214	N	N	14624 26TH LN S
006	276260	0005	8/4/04	\$265,000	1250	800	7	1953	4	9344	N	N	14008 6TH AV S
006	603000	0030	10/16/03	\$229,000	1260	880	7	1942	4	11367	N	N	705 S 137TH PL
006	258440	0025	6/26/04	\$250,000	1270	480	7	1954	4	9456	N	N	14046 5TH AV S
006	258440	0005	6/20/03	\$187,000	1300	140	7	1954	3	9325	N	N	14020 5TH AV S
006	212304	9205	12/19/03	\$190,170	1310	0	7	1967	3	12787	N	N	2620 S 148TH ST
006	176060	0120	9/13/04	\$235,000	1370	0	7	1953	4	15756	N	N	14620 4TH PL S
006	638590	0080	9/10/04	\$230,000	1380	670	7	1963	3	7234	N	N	3011 S 151ST PL
006	688150	0100	2/13/03	\$192,000	1380	0	7	1959	3	7995	N	N	13616 3RD AV S
006	172304	9595	5/14/04	\$288,990	1380	860	7	2003	3	9233	N	N	13610 10TH AV S
006	176060	0022	4/27/04	\$212,000	1390	0	7	1964	3	7142	N	N	14431 5TH PL S
006	172304	9369	6/12/03	\$210,000	1400	0	7	1969	3	10200	N	N	14211 8TH AV S
006	172304	9287	2/24/04	\$186,000	1450	0	7	1948	4	10400	N	N	13621 8TH AV S
006	172304	9287	9/22/04	\$249,900	1450	0	7	1948	4	10400	N	N	13621 8TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	931540	0010	7/23/03	\$225,000	1490	0	7	1998	3	5319	N	N	14004 12TH PL S
006	212304	9375	8/15/03	\$197,000	1510	0	7	1958	4	10500	N	N	2602 S 152ND ST
006	384260	0047	8/21/03	\$204,000	1520	500	7	1954	3	10008	N	N	15235 29TH AV S
006	534300	0100	6/16/04	\$219,950	1540	0	7	1959	3	8336	N	N	909 S 138TH ST
006	212304	9493	3/1/04	\$210,000	1560	0	7	1964	5	12950	N	N	14427 28TH LN S
006	931540	0160	7/1/03	\$216,000	1590	0	7	1998	3	5396	N	N	14003 12TH PL S
006	384260	0045	5/1/03	\$198,500	1640	0	7	1961	3	7701	N	N	2843 S 152ND ST
006	382140	0150	9/22/04	\$235,000	1650	0	7	1978	3	7680	N	N	13626 6TH PL S
006	212304	9555	7/28/03	\$195,000	1680	0	7	1963	3	7490	N	N	2910 S 148TH ST
006	392340	0127	7/20/04	\$269,950	1740	0	7	1993	3	8023	N	N	15021 28TH LN S
006	212304	9274	10/23/03	\$228,900	1800	0	7	1953	4	11700	N	N	3059 S 146TH ST
006	280320	0010	8/13/03	\$216,700	1870	0	7	1957	4	9636	N	N	914 S 137TH ST
006	392340	0062	11/2/04	\$224,500	1890	0	7	1962	4	9003	N	N	14905 28TH LN S
006	392340	0128	8/9/04	\$245,000	1930	0	7	1993	3	8567	N	N	15027 29TH AV S
006	172304	9032	5/13/04	\$269,950	2000	0	7	1987	3	21239	N	N	13628 10TH AV S
006	212304	9570	5/6/03	\$249,000	2020	0	7	1999	3	11784	N	N	3010 S 148TH ST
006	212304	9142	10/22/03	\$259,950	2040	0	7	2003	3	7800	N	N	3028 S 146TH ST
006	931540	0050	6/11/03	\$250,000	2070	0	7	1998	3	4805	N	N	14024 12TH PL S
006	172304	9597	4/14/04	\$296,000	2330	0	7	2003	3	7211	N	N	13670 11TH PL S
006	172304	9598	4/6/04	\$285,089	2360	0	7	2003	3	7184	N	N	13680 11TH PL S
006	172304	9409	5/27/04	\$303,000	2360	0	7	2003	3	8339	N	N	13690 11TH PL S
006	212304	9226	6/25/03	\$290,500	2400	0	7	2003	3	11700	N	N	3024 S 148TH ST
006	172304	9567	4/22/03	\$175,000	1320	0	8	1979	3	24684	N	N	14027 9TH PL S
006	024150	0060	6/10/03	\$201,900	1420	0	8	1958	4	9768	N	N	14435 25TH AV S
006	172304	9139	11/15/04	\$279,000	1840	0	8	1985	3	73180	N	N	1228 S 140TH ST
006	638855	0100	5/13/04	\$299,000	1910	0	8	1998	3	7292	N	N	14533 4TH CT S
006	603000	0035	7/2/04	\$290,000	2020	0	8	2004	3	7763	N	N	707 S 137TH PL
006	202304	9007	5/11/04	\$356,100	2080	350	8	1929	5	25349	N	N	836 S 146TH ST
006	638855	0180	8/2/04	\$365,000	2110	1010	8	1998	3	8227	N	N	14405 4TH CT S
006	212304	9594	10/1/04	\$336,950	2160	0	8	2003	3	7254	N	N	14640 27TH LN S
006	392340	0048	9/15/04	\$320,000	2210	0	8	2001	3	10714	N	N	2845 S 148TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	172304	9580	5/7/04	\$301,000	3460	0	8	2003	3	8144	N	N	709 S 142ND ST
006	212304	9223	12/9/03	\$340,000	2380	0	9	2003	3	9583	N	N	2424 S 146TH ST
010	537980	0482	2/12/04	\$154,500	550	0	5	1942	4	8400	N	N	16216 47TH AV S
010	443600	0080	7/24/03	\$181,500	700	0	5	1950	5	10500	N	N	4859 S 172ND PL
010	812520	0561	9/24/04	\$175,000	740	0	5	1948	4	12036	N	N	5105 S 170TH ST
010	004000	0210	8/24/04	\$178,000	740	0	5	1942	3	36843	N	N	4053 S 144TH ST
010	004100	0250	8/26/04	\$140,000	770	0	5	1942	4	10080	N	N	4050 S 150TH ST
010	537980	4635	4/16/03	\$160,500	780	0	5	1951	5	6540	Y	N	17001 51ST AV S
010	537980	0341	3/28/03	\$139,000	800	0	5	1930	3	8725	N	N	16219 51ST AV S
010	004200	0370	5/21/04	\$220,000	800	150	5	1927	4	8927	N	N	4621 S 150TH ST
010	004200	0385	4/21/04	\$195,000	840	200	5	1923	3	7227	N	N	4653 S 150TH ST
010	004200	0255	5/4/04	\$162,500	1100	0	5	1959	4	14874	N	N	4233 S 150TH ST
010	537980	0450	7/18/03	\$158,000	670	0	6	2003	3	13300	N	N	4740 S 164TH ST
010	004200	0259	11/6/03	\$155,900	690	0	6	1947	3	7211	N	N	15015 43RD PL S
010	004000	0408	5/7/03	\$175,000	720	480	6	1947	3	6450	N	N	14447 46TH AV S
010	537980	5430	8/1/03	\$191,000	800	0	6	1948	4	8905	Y	N	4467 S 172ND ST
010	537980	0300	11/18/03	\$173,950	830	0	6	1939	3	11250	N	N	16049 51ST AV S
010	537980	4775	4/1/03	\$194,500	840	0	6	1932	4	11200	Y	N	4449 S 170TH ST
010	810860	0181	5/12/03	\$183,500	870	0	6	1920	5	10140	N	N	15610 44TH AV S
010	537980	0560	10/21/04	\$195,000	880	0	6	1947	3	12000	N	N	4432 S 164TH ST
010	537980	5530	7/9/03	\$198,500	900	0	6	1948	5	8905	N	N	4737 S 172ND ST
010	537980	3620	12/18/03	\$189,350	910	0	6	1942	4	8700	N	N	4417 S 166TH ST
010	004000	0790	6/21/04	\$203,800	920	0	6	1958	4	18067	N	N	4252 S 148TH ST
010	537980	2962	2/27/03	\$183,000	950	0	6	1993	3	7905	N	N	4448 S 166TH ST
010	537920	0161	1/12/04	\$191,000	990	200	6	1947	3	16380	N	N	16660 51ST AV S
010	004000	0795	5/11/03	\$162,000	1010	0	6	1930	4	12641	N	N	4240 S 148TH ST
010	004000	0947	7/27/04	\$183,000	1040	0	6	1955	4	7128	N	N	14629 42ND AV S
010	537980	3031	6/13/03	\$188,000	1050	0	6	1920	4	8712	N	N	4253 S 164TH ST
010	810860	0300	1/6/03	\$177,200	1090	0	6	1941	3	11610	N	N	4451 S 156TH ST
010	537980	4320	8/20/04	\$205,000	1100	670	6	1941	3	10000	N	N	4605 S 168TH ST
010	004200	0215	7/25/03	\$235,000	1120	380	6	1939	4	14952	N	N	4802 S 150TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	810860	0200	4/29/03	\$181,700	1160	0	6	1956	3	13652	N	N	4405 S 158TH ST
010	810860	0501	2/11/04	\$201,000	1270	0	6	1926	4	8499	Y	N	4404 S 160TH ST
010	537920	0067	12/8/03	\$217,500	1290	1150	6	1940	3	12001	N	N	16036 51ST AV S
010	537980	4520	8/3/04	\$208,000	1290	0	6	1947	4	9750	N	N	4714 S 172ND ST
010	538160	0105	9/24/03	\$181,000	1420	0	6	1948	3	25520	N	N	4829 S 175TH ST
010	004000	0510	8/23/04	\$149,000	1470	0	6	1904	3	6803	N	N	4803 S 144TH ST
010	004300	0228	10/12/04	\$235,000	1470	0	6	1929	4	12600	N	N	15234 40TH AV S
010	537980	0600	3/10/03	\$206,000	1490	120	6	1928	5	8400	N	N	4402 S 164TH ST
010	537980	4595	11/12/04	\$188,500	1720	0	6	1948	4	10800	N	N	4836 S 172ND ST
010	812520	0275	5/30/03	\$210,000	900	0	7	1987	3	9689	N	N	5119 S 173RD LN
010	537980	3435	5/30/03	\$163,200	960	0	7	1956	3	7800	N	N	4848 S 168TH ST
010	238660	0020	2/4/04	\$192,000	960	0	7	1960	4	11340	N	N	15825 47TH AV S
010	537980	0002	10/23/03	\$209,000	960	220	7	1957	4	10050	N	N	16026 42ND AV S
010	537980	5710	10/14/04	\$250,000	980	260	7	1959	3	26400	N	N	4708 S 175TH ST
010	537980	2999	9/9/04	\$242,850	990	0	7	1975	3	11092	N	N	4420 S 166TH ST
010	810860	0522	2/26/04	\$195,000	1000	0	7	1955	4	14843	N	N	4253 S 158TH ST
010	810860	0128	9/23/03	\$182,000	1010	0	7	1965	4	8170	N	N	4258 S 158TH ST
010	537980	0382	10/13/04	\$249,950	1010	0	7	1955	3	9527	N	N	4918 S 164TH ST
010	537980	4663	5/25/04	\$239,950	1030	430	7	1963	4	9752	N	N	4837 S 170TH ST
010	537980	4681	8/16/04	\$255,000	1040	430	7	1961	4	18425	N	N	4667 S 170TH ST
010	004100	0180	7/28/04	\$240,000	1050	500	7	1967	3	19871	N	N	4051 S 148TH ST
010	537980	0582	9/23/04	\$243,000	1050	200	7	1947	3	14400	N	N	4416 S 164TH ST
010	537980	2896	4/24/03	\$241,000	1080	140	7	1962	4	11250	N	N	16447 47TH AV S
010	537980	3940	7/26/04	\$230,000	1100	0	7	1957	3	10313	N	N	4405 S 168TH ST
010	681830	0015	6/21/04	\$216,000	1110	300	7	1958	3	8575	N	N	16041 47TH AV S
010	537980	0065	4/13/04	\$226,000	1130	0	7	1955	4	9796	N	N	4245 S 160TH ST
010	537980	6316	1/8/04	\$239,000	1140	1140	7	1962	3	9917	N	N	17510 MILITARY RD S
010	238660	0040	2/26/04	\$294,900	1160	1160	7	1963	4	10318	Y	N	15816 47TH AV S
010	810860	0520	8/18/03	\$259,950	1170	650	7	1966	4	28465	N	N	4375 S 158TH ST
010	004000	0818	1/20/04	\$205,000	1200	0	7	1967	4	9520	N	N	14650 42ND AV S
010	870050	0110	3/31/04	\$252,600	1200	1100	7	1963	3	9600	N	N	5105 S 163RD PL

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	537980	0170	1/7/03	\$225,000	1210	1210	7	1959	3	8400	N	N	4629 S 160TH ST
010	537980	0492	7/21/04	\$228,650	1210	0	7	1966	3	8550	N	N	16311 47TH PL S
010	919860	0065	3/26/04	\$269,950	1230	750	7	1959	3	8594	N	N	16046 48TH AV S
010	537920	0065	5/26/04	\$225,000	1240	0	7	1960	4	26627	Y	N	16030 51ST AV S
010	919860	0005	11/10/04	\$265,000	1240	400	7	1959	3	8400	N	N	16013 48TH AV S
010	812520	0130	12/29/03	\$244,950	1250	730	7	1961	3	11519	N	N	17022 51ST AV S
010	537980	4341	8/31/04	\$275,000	1260	1080	7	1967	3	15600	N	N	4459 S 168TH ST
010	721290	0015	10/26/04	\$248,550	1280	1230	7	1959	3	12427	N	N	15220 40TH AV S
010	222304	9107	9/20/04	\$235,000	1280	0	7	1997	3	6721	N	N	15642 42ND AV S
010	810860	0182	4/10/03	\$238,055	1290	690	7	1962	4	10985	N	N	15604 44TH AV S
010	192260	0050	5/12/03	\$243,250	1300	400	7	1962	3	9100	N	N	16031 46TH AV S
010	004100	0544	1/16/03	\$190,000	1320	0	7	1952	4	18760	N	N	3735 S 150TH ST
010	004100	0596	11/7/03	\$264,000	1320	1320	7	1955	4	6856	N	N	15117 42ND AV S
010	238660	0041	10/16/03	\$192,000	1330	0	7	1957	5	8775	N	N	15818 47TH AV S
010	537980	0485	1/5/04	\$229,950	1330	0	7	1966	4	10872	N	N	4704 S 164TH ST
010	931490	0120	4/1/03	\$205,000	1340	1050	7	1962	3	10692	N	N	16221 45TH PL S
010	537980	4660	5/12/04	\$220,000	1340	800	7	1957	4	10400	Y	N	4825 S 170TH ST
010	537980	2854	12/16/03	\$200,900	1340	0	7	1964	4	10425	N	N	4733 S 164TH ST
010	537980	0385	1/13/04	\$201,550	1350	0	7	1957	4	10890	N	N	4910 S 164TH ST
010	537980	4272	12/10/03	\$232,000	1360	690	7	1965	3	10540	N	N	4655 S 168TH ST
010	537980	2816	10/1/04	\$207,000	1360	0	7	1961	3	11175	N	N	4816 S 166TH ST
010	192260	0080	9/1/04	\$275,000	1360	570	7	1962	3	13055	N	N	16051 46TH AV S
010	537980	4740	8/30/04	\$235,000	1400	680	7	1978	3	8500	N	N	4617 S 170TH ST
010	810860	0083	1/6/03	\$254,500	1400	1200	7	1969	3	8459	N	N	4408 S 156TH ST
010	537980	3380	4/25/03	\$244,950	1420	740	7	1956	4	9913	Y	N	5009 S 167TH ST
010	537980	4400	6/17/03	\$209,000	1420	0	7	1963	4	10265	N	N	17008 MILITARY RD S
010	004200	0085	9/1/04	\$235,000	1440	0	7	1936	4	10006	N	N	4320 S 150TH ST
010	004000	0602	8/27/03	\$255,000	1440	590	7	1958	3	8190	Y	N	14610 46TH AV S
010	537980	0145	3/10/04	\$258,000	1450	580	7	1974	3	11250	N	N	16128 45TH AV S
010	810860	0064	3/23/04	\$243,500	1510	370	7	1967	3	12420	N	N	4416 S 156TH ST
010	884970	0050	7/15/04	\$285,000	1510	450	7	1966	4	8664	N	N	16223 49TH AV S

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	537980	5395	1/10/03	\$220,000	1520	0	7	1990	3	9281	N	N	4470 S 173RD ST
010	885880	0025	8/11/03	\$243,000	1520	1060	7	1959	3	12150	Y	N	16635 53RD AV S
010	537980	0141	8/31/04	\$315,000	1520	930	7	1963	4	10800	N	N	4503 S 160TH ST
010	004000	0816	8/18/03	\$203,000	1540	0	7	1956	4	7140	N	N	14634 42ND AV S
010	537980	0565	4/2/03	\$300,500	1560	1560	7	1983	3	13620	Y	N	4428 S 164TH ST
010	537980	0684	4/24/03	\$223,000	1580	360	7	1945	4	17280	N	N	16212 42ND AV S
010	004000	0805	9/27/04	\$260,000	1590	400	7	1946	4	14078	N	N	4228 S 148TH ST
010	537980	4460	8/27/04	\$233,000	1590	0	7	1955	4	13039	N	N	4438 S 172ND ST
010	537980	3375	8/25/04	\$255,000	1610	0	7	1980	3	10850	N	N	5017 S 167TH ST
010	222304	9011	2/20/03	\$178,000	1650	0	7	1951	3	10124	N	N	15654 42ND AV S
010	537980	4131	4/12/04	\$284,000	1650	700	7	1966	4	9000	Y	N	4668 S 170TH ST
010	004100	0177	4/23/04	\$285,000	1650	0	7	1992	3	7250	N	N	4037 S 148TH ST
010	004200	0227	1/6/03	\$255,000	1700	0	7	1996	3	9090	N	N	4636 S S 150TH ST
010	537980	4351	11/18/03	\$246,000	1720	0	7	1992	3	7205	N	N	4447 S 168TH ST
010	004000	0336	5/28/03	\$243,000	1750	0	7	1995	3	8011	N	N	14412 42ND AV S
010	537980	3351	7/14/03	\$218,000	1820	0	7	1954	4	12250	N	N	4632 S 168TH ST
010	004000	0344	3/3/03	\$230,000	1840	0	7	1994	3	10802	N	N	4215 S 144TH ST
010	537980	4005	3/23/04	\$251,000	1840	0	7	1997	3	8116	N	N	16854 MILITARY RD S
010	004200	0091	3/8/04	\$260,000	1940	0	7	2003	3	6507	N	N	4328 S 150TH ST
010	537980	3980	1/20/04	\$260,000	2030	450	7	1937	4	20873	Y	N	16834 MILITARY RD S
010	681840	0010	2/5/03	\$223,000	2070	0	7	1960	4	8200	N	N	5118 S 164TH ST
010	004100	0550	1/23/03	\$282,950	2130	0	7	2002	3	7656	N	N	3775 S 150TH ST
010	004100	0642	4/2/04	\$201,000	2290	0	7	1954	3	12581	N	N	3742 S 152ND ST
010	812520	0233	10/11/04	\$256,200	2620	0	7	1980	3	11000	N	N	17075 53RD AV S
010	537980	4470	1/14/03	\$234,000	1220	700	8	1966	3	13787	N	N	4450 S 172ND ST
010	261000	0010	4/24/03	\$282,990	1330	730	8	2002	3	6500	Y	N	4830 S 146TH ST
010	261000	0140	4/9/03	\$289,990	1330	730	8	2002	3	6500	Y	N	4812 S 145TH ST
010	261000	0120	3/13/03	\$290,000	1330	730	8	2002	3	6547	Y	N	4830 S 145TH ST
010	537980	4245	10/6/03	\$222,500	1360	0	8	1964	3	18889	N	N	4821 S 168TH ST
010	537980	0361	10/16/03	\$270,000	1590	700	8	1975	3	11166	Y	N	16232 49TH AV S
010	222304	9103	5/13/04	\$312,500	1590	480	8	1997	3	10781	N	N	4648 S 160TH ST

Improved Sales Used in this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	261000	0070	3/25/03	\$310,000	1750	970	8	2002	3	6500	Y	N	4815 S 145TH ST
010	261000	0050	5/20/03	\$322,990	1750	970	8	2002	3	6500	Y	N	4803 S 145TH ST
010	222304	9105	7/14/04	\$370,000	1860	0	8	1995	3	9735	N	N	4652 S 160TH ST
010	004200	0090	5/6/04	\$306,770	2030	0	8	2003	3	8934	N	N	4324 S 150TH ST
010	537980	4071	4/22/03	\$289,950	2170	0	8	2000	3	9800	N	N	4604 S 170TH ST
010	537980	4210	9/22/04	\$330,000	2170	0	8	2000	3	7200	N	N	4845 S 168TH ST
010	004200	0087	4/5/04	\$330,950	2180	0	8	2003	3	8233	N	N	4306 S 150TH ST
010	261000	0060	7/29/03	\$295,000	2250	0	8	2002	3	6500	Y	N	4809 S 145TH ST
010	261000	0040	8/25/03	\$330,000	2250	0	8	2002	3	6500	Y	N	4808 S 146TH ST
010	261000	0040	10/25/04	\$355,000	2250	0	8	2002	3	6500	Y	N	4808 S 146TH ST
010	537980	4280	5/20/04	\$330,000	2380	0	8	2003	3	8400	N	N	4648 S 170TH ST
010	537980	0472	1/13/04	\$329,950	2390	0	8	2003	3	7000	N	N	4724 S 164TH ST
010	004200	0234	4/1/03	\$298,000	2450	0	8	1994	3	13278	N	N	4626 S 150TH ST
010	537920	0143	7/10/03	\$325,500	2850	0	8	2003	3	8899	N	N	5130 S 166TH LN
010	261000	0150	1/29/03	\$314,990	2860	0	8	2002	3	7265	Y	N	4806 S 145TH ST
010	261000	0030	2/24/03	\$325,000	2860	0	8	2002	3	6500	Y	N	4810 S 146TH ST
010	810860	0581	11/20/03	\$330,000	3000	0	8	2003	3	12764	N	N	15826 42ND AV S
010	779640	0150	1/11/04	\$300,000	1930	0	9	1989	3	12885	N	N	16432 53RD PL S
010	779640	0190	1/15/04	\$460,750	1930	1130	9	1988	3	11010	Y	N	16416 53RD PL S
010	004000	0758	6/6/03	\$418,000	3190	0	9	2002	3	9616	N	N	14639 46TH AV S

Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	013300	0121	3/25/03	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	013300	0140	9/17/03	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
001	042304	9095	1/22/04	\$149,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	042304	9095	7/25/03	\$163,644	EXEMPT FROM EXCISE TAX
001	042304	9096	6/5/03	\$116,509	QUIT CLAIM DEED;
001	052304	9175	11/2/04	\$357,500	%Compl ActivePermitBeforeSale>25K
001	052304	9175	10/8/03	\$40,000	%Compl DORRatio
001	092304	9173	9/16/04	\$185,000	Diagnostic outlier
001	092304	9179	2/3/03	\$63,769	QUIT CLAIM DEED DORRatio
001	092304	9185	9/29/04	\$255,000	ImpCount
001	092304	9198	6/25/04	\$257,000	ImpCount
001	092304	9204	10/18/04	\$95,000	DORRatio
001	092304	9272	1/12/04	\$240,000	Diagnostic Outlier
001	092304	9356	8/18/04	\$280,000	Diagnostic Outlier
001	092304	9428	1/28/04	\$156,000	Diagnostic outlier
001	098500	0700	5/24/04	\$69,714	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
001	098500	0708	1/21/03	\$170,958	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	098600	0051	6/11/04	\$192,000	GOVERNMENT AGENCY
001	098600	0051	6/15/04	\$192,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
001	278700	0200	3/3/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	278940	0017	7/8/04	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	278940	0035	10/2/03	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	278940	0035	12/22/03	\$216,495	NO MARKET EXPOSURE;
001	284320	0065	5/19/03	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	284320	0105	6/24/04	\$80,000	Diagnostic Outlier
001	336140	0031	6/17/03	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	336140	0218	6/13/04	\$84,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
001	336140	0240	6/28/03	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	0250	7/23/03	\$169,950	ImpCount
001	336140	0365	8/19/03	\$159,500	FORCED SALE
001	336140	0416	7/2/03	\$187,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	0495	1/16/03	\$70,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	0940	5/18/04	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	1200	2/3/03	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	1717	7/10/03	\$124,000	NO MARKET EXPOSURE
001	336140	1750	4/25/03	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	336140	1785	12/12/03	\$159,457	NO MARKET EXPOSURE
001	336140	1826	3/15/04	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	336140	1841	6/15/04	\$95,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	1855	5/21/03	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	336140	1870	9/23/03	\$164,000	Obsol
001	336140	1887	4/30/03	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	336140	1887	9/19/03	\$212,000	QUIT CLAIM DEED
001	336140	2025	8/26/03	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	336140	2039	4/1/03	\$74,956	PARTIAL INTEREST (103, 102, Etc.);

Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	535720	0016	1/22/03	\$209,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	562420	0476	5/23/03	\$267,950	NON-REPRESENTATIVE SALE
001	562420	0717	8/17/04	\$76,260	QUIT CLAIM DEED DORRatio
001	562420	0971	7/14/04	\$127,794	QUIT CLAIM DEED;
001	725820	0040	4/1/04	\$78,625	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
001	739880	0015	4/16/03	\$141,364	QUIT CLAIM DEED
001	739880	0015	6/27/03	\$159,500	RELATED PARTY, FRIEND, OR NEIGHBOR
001	896180	0090	3/31/03	\$68,234	PARTIAL INTEREST (103, 102, Etc.);
001	896180	0275	7/10/03	\$225,950	SELLING OR BUYING COSTS AFFECTING SALE PRICE
002	017900	0220	8/26/03	\$135,000	UnFinArea
002	017900	0330	3/22/04	\$100,000	NON-REPRESENTATIVE SALE
002	017900	0440	12/2/03	\$155,000	NO MARKET EXPOSURE;OR
002	017900	0525	6/9/04	\$198,000	Diagnostic Outlier
002	017900	0805	9/8/03	\$119,000	%Compl DORRatio
002	017900	1042	5/18/04	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	017900	1046	5/8/03	\$220,000	NO MARKET EXPOSURE
002	017900	1048	5/15/03	\$220,000	NO MARKET EXPOSURE
002	017900	1050	9/21/04	\$90,000	%Compl ActivePermitBeforeSale>25K
002	017900	1050	5/7/03	\$220,000	NO MARKET EXPOSURE;
002	017900	1155	3/8/04	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	017900	1390	8/28/03	\$62,184	ASSUMPTION OF MORTGAGE
002	017900	1555	11/3/03	\$75,189	QUIT CLAIM DEED DORRatio
002	017900	1805	4/19/04	\$68,439	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	017900	2275	6/24/04	\$80,000	%NetCond
002	017900	2575	2/11/04	\$149,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	017900	3005	10/4/04	\$100,000	PrevImp<=10K
002	322404	9037	4/8/03	\$40,000	QUIT CLAIM DEED; STATEMENT TO DOR
002	334740	0310	12/18/03	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	334740	0310	10/13/03	\$153,019	BANKRUPTCY - RECEIVER OR TRUSTEE
002	334740	0335	5/15/03	\$153,000	Diagnostic Outlier
002	334740	0420	9/26/03	\$197,000	ImpCountQUIT CLAIM DEED
002	334740	0486	11/24/03	\$53,279	QUIT CLAIM DEED DORRatio
002	334740	0760	9/23/03	\$18,485	QUIT CLAIM DEED DORRatio
002	334740	0880	8/30/04	\$215,000	UnFinArea
002	335140	0245	10/3/03	\$181,000	QUIT CLAIM DEED
002	335140	0620	8/12/04	\$75,000	NON-REPRESENTATIVE SALE
002	335140	0625	10/20/03	\$126,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	734060	0121	8/1/03	\$25,000	QUIT CLAIM DEED DORRatio
002	734060	0282	8/4/04	\$72,000	QUIT CLAIM DEED DORRatio
003	011100	0165	8/19/04	\$147,500	QUIT CLAIM DEED;
003	011100	0305	7/25/03	\$151,814	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	011100	0305	12/24/03	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
003	079500	0180	3/24/03	\$230,000	ImpCount
003	079500	0485	10/4/04	\$90,000	NON-REPRESENTATIVE SALE
003	079500	0795	4/2/04	\$65,000	DORRatio
003	079500	0820	1/27/03	\$107,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	079500	0915	7/30/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	1040	6/28/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	1450	8/24/04	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	1640	6/18/03	\$198,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	079800	0020	4/28/03	\$184,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	079800	0170	12/8/03	\$136,656	FORCED SALE
003	079800	0171	10/20/03	\$227,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	079800	0214	3/31/03	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079800	0216	4/22/04	\$245,000	NO MARKET EXPOSURE;
003	079800	0357	3/11/04	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079800	0586	5/27/03	\$152,999	Diagnostic Outlier
003	079800	0670	10/10/03	\$236,000	NON-REPRESENTATIVE SALE
003	098500	0850	10/20/03	\$172,000	RELATED PARTY, FRIEND, OR NEIGHBOR UnFinArea
003	098500	0955	10/27/03	\$135,192	NO MARKET EXPOSURE;
003	144640	0200	7/26/04	\$173,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	0230	3/10/04	\$80,500	UnFinArea
003	144640	0423	10/28/04	\$279,950	%Compl ActivePermitBeforeSale>25K
003	144640	0530	4/1/04	\$229,000	UnFinArea
003	144640	0647	5/22/03	\$125,000	Diagnostic outlier
003	144640	0705	5/1/03	\$141,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	144640	1035	12/16/03	\$70,000	DORRatio
003	144640	1070	11/1/04	\$298,661	%Compl
003	144640	1165	4/9/03	\$108,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	144640	1270	8/26/03	\$112,500	FORCED SALE;
003	144640	1440	5/13/04	\$70,000	QUIT CLAIM DEED DORRatio
003	144640	1470	9/30/03	\$90,000	QUIT CLAIM DEED;
003	144640	1470	4/11/03	\$76,058	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	144640	1530	5/9/03	\$72,563	QUIT CLAIM DEED;
003	144640	2100	5/1/03	\$170,000	NON-REPRESENTATIVE SALE
003	144640	2985	4/27/04	\$184,900	QUESTIONABLE PER SALES IDENTIFICATION
003	144640	3155	7/7/03	\$127,200	FORCED SALE
003	144640	3630	1/23/04	\$100,000	DORRatio
003	144640	4025	9/20/04	\$123,250	Diagnostic Outlier
003	144680	0605	10/25/04	\$70,500	DORRatio
003	144680	0605	10/25/04	\$100,000	NON-REPRESENTATIVE SALE
003	144680	0605	11/8/04	\$126,000	NON-REPRESENTATIVE SALE
003	144680	0955	4/28/04	\$209,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144680	0990	9/17/03	\$50,000	DORRatio
003	144760	0150	9/1/04	\$278,000	UnFinArea
003	144760	0235	5/1/03	\$161,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
003	144760	0250	10/16/03	\$116,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144760	0325	10/31/03	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	144760	0415	1/24/03	\$171,800	EXEMPT FROM EXCISE TAX
003	144760	0470	2/26/03	\$127,000	NO MARKET EXPOSURE
003	162304	9103	4/26/03	\$175,000	UnFinArea
003	172304	9122	9/1/04	\$300,000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 24
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	172304	9148	11/17/03	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	172304	9200	4/6/04	\$22,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	172304	9200	4/14/04	\$22,500	QUIT CLAIM DEED %NetCond PrevImp<=10K DORRatio
003	172304	9256	3/5/03	\$146,375	FORCED SALE; EXEMPT FROM EXCISE TAX
003	172304	9256	4/28/03	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	172304	9351	11/18/03	\$146,000	Diagnostic outlier
003	172304	9366	8/6/03	\$55,000	DORRatio
003	172304	9366	5/14/03	\$15,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	172304	9427	4/23/04	\$108,818	QUIT CLAIM DEED;
003	603140	0065	1/2/04	\$145,000	EXEMPT FROM EXCISE TAX
003	603140	0130	1/13/04	\$150,000	ImpCount
003	603140	0141	3/12/03	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	746000	0010	6/25/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	801860	0165	10/19/04	\$305,000	ImpCount
003	801860	0410	9/30/03	\$93,990	QUIT CLAIM DEED;
003	801860	0532	8/24/03	\$77,500	EXEMPT FROM EXCISE TAX
003	801860	0551	10/27/04	\$100,000	Diagnostic Outlier
003	801860	0975	9/20/04	\$105,000	%NetCond PrevImp<=10K
003	801920	0090	3/29/04	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	801920	0110	7/26/03	\$99,170	QUIT CLAIM DEED;
003	801920	0635	8/12/03	\$50,000	DORRatio
003	801920	0635	5/21/04	\$294,950	RELATED PARTY, FRIEND, OR NEIGHBOR
003	801920	0769	3/12/04	\$77,038	QUIT CLAIM DEED;
003	801920	0935	9/3/03	\$136,410	QUIT CLAIM DEED;
003	801920	0965	4/22/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	025700	0050	2/5/04	\$165,000	Diagnostic outlier
004	025700	0099	5/4/04	\$213,000	EXEMPT FROM EXCISE TAX
004	025700	0175	9/16/03	\$56,000	ImpCountQUIT CLAIM DEED DORRatio
004	092304	9282	8/8/03	\$55,000	%NetCond PrevImp<=10K
004	092304	9408	3/1/03	\$198,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	152304	9058	1/21/03	\$185,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	152304	9112	10/14/03	\$178,000	Diagnostic outlier
004	155150	0010	2/10/03	\$167,000	Diagnostic Outlier
004	162304	9188	10/21/03	\$102,000	QUIT CLAIM DEED
004	162304	9282	10/3/03	\$394,116	PersMH0BANKRUPTCY - RECEIVER OR TRUSTEE;
004	162304	9350	3/22/04	\$203,906	QUIT CLAIM DEED
004	382600	0004	4/13/04	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	382600	0065	7/6/04	\$181,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	382600	0140	11/17/03	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	382600	0185	8/5/04	\$165,000	PARTIAL INTEREST (103, 102, Etc.);
004	382600	0245	2/2/04	\$139,500	Diagnostic outlier
004	382600	0400	4/30/03	\$226,000	ImpCount
004	382600	0490	9/7/04	\$199,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	382600	0570	1/15/04	\$246,500	ImpCount
004	382600	0685	5/28/04	\$52,850	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
004	382600	0810	1/21/03	\$150,000	QUIT CLAIM DEED; STATEMENT TO DOR

Improved Sales Removed from this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	500000	0060	11/7/03	\$150,217	QUIT CLAIM DEED
004	500050	0030	4/2/03	\$164,950	FORCED SALE
004	523280	0022	6/4/03	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	559900	0010	10/1/04	\$101,000	NON-REPRESENTATIVE SALE
004	608240	0095	4/23/03	\$135,000	NO MARKET EXPOSURE;
004	608240	0197	3/25/04	\$148,000	QUIT CLAIM DEED;
004	608300	0004	10/13/03	\$149,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	608300	0008	12/9/03	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	608300	0108	9/22/03	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	608300	0142	11/11/03	\$28,318	QUIT CLAIM DEED;
004	609940	0131	9/15/03	\$179,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	609940	0200	9/14/04	\$255,950	Diagnostic outlier
004	609940	0200	6/10/04	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	609940	0270	1/27/04	\$200,000	PRELIMINARY SHORTPLAT APPROVAL
004	609940	0271	8/28/03	\$187,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	640460	0031	6/28/04	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	640460	0094	8/7/03	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	640460	0230	3/12/04	\$115,000	Diagnostic Outlier
004	640460	0241	7/2/03	\$205,000	GOVERNMENT AGENCY
004	734660	0007	7/17/04	\$150,000	PARTIAL INTEREST (103, 102, Etc.);
004	734660	0023	10/2/03	\$165,000	Diagnostic Outlier
004	734660	0092	4/29/04	\$270,500	ImpCount
004	734660	0276	11/10/04	\$358,000	Diagnostic outlier
004	734660	0276	2/26/03	\$166,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	734660	0279	4/23/03	\$67,366	QUIT CLAIM DEED;
004	735860	0095	9/19/03	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	735860	0135	6/26/03	\$129,424	BANKRUPTCY - RECEIVER OR TRUSTEE
004	735960	0385	7/9/04	\$285,000	ImpCount
004	735960	0410	5/15/03	\$101,159	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
004	735960	0460	1/27/03	\$188,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	886400	0170	4/14/03	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	886400	0635	2/11/03	\$118,000	Diagnostic Outlier
004	886400	0635	10/6/03	\$181,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	886400	0695	8/10/04	\$189,031	EXEMPT FROM EXCISE TAX
004	886400	0695	8/26/04	\$189,031	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	886400	0730	10/27/03	\$162,750	GOVERNMENT AGENCY
004	886400	0735	8/3/04	\$168,000	EXEMPT FROM EXCISE TAX
004	886400	0845	8/13/04	\$139,337	QUIT CLAIM DEED
004	936130	0040	9/18/03	\$188,100	PARTIAL INTEREST (103, 102, Etc.);
004	941500	0040	1/13/03	\$190,000	Diagnostic outlier
004	950900	0030	5/10/04	\$168,544	EXEMPT FROM EXCISE TAX
005	152304	9260	11/7/03	\$96,750	QUIT CLAIM DEED DORRatio
005	261200	0170	5/27/03	\$89,073	QUIT CLAIM DEED DORRatio
005	261320	0177	6/4/04	\$271,000	Diagnostic Outlier
005	567300	0125	4/18/03	\$47,662	QUIT CLAIM DEED DORRatio
005	567300	0160	2/25/04	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

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Area 24
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	734060	0882	9/19/03	\$79,461	QUIT CLAIM DEED DORRatio
005	734060	0931	5/18/04	\$62,776	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
005	734560	0755	8/25/04	\$345,000	Diagnostic Outlier
005	734760	0005	3/3/04	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	734760	0180	9/7/04	\$187,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	734760	0355	5/23/03	\$200,000	CONTRACT OR CASH SALE
005	734820	0020	10/11/04	\$145,000	Diagnostic Outlier
005	734820	0050	11/24/03	\$31,620	QUIT CLAIM DEED DORRatio
005	736060	0370	1/27/03	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	736060	0380	8/12/03	\$141,099	GOVERNMENT AGENCY;
005	736060	0530	2/11/03	\$175,000	ImpCount
005	736060	0531	9/2/03	\$52,000	NO MARKET EXPOSURE;
005	794520	0025	2/24/04	\$252,000	BUILDER OR DEVELOPER SALES
006	004000	0086	5/16/03	\$110,017	BANKRUPTCY - RECEIVER OR TRUSTEE
006	004000	0086	9/26/03	\$125,100	BANKRUPTCY - RECEIVER OR TRUSTEE
006	004000	0086	1/27/04	\$117,750	NON-REPRESENTATIVE SALE
006	172304	9045	3/11/03	\$335,000	Representation-over 3.01 acre
006	172304	9267	9/9/03	\$83,500	QUIT CLAIM DEED DORRatio
006	172304	9271	1/10/03	\$179,000	FORCED SALE
006	172304	9274	6/10/04	\$110,000	DORRatio
006	172304	9365	7/13/04	\$192,000	RELOCATION - SALE BY SERVICE
006	172304	9365	7/8/04	\$192,000	RELOCATION - SALE TO SERVICE
006	172304	9416	6/2/03	\$143,000	GOVERNMENT AGENCY
006	172304	9416	4/4/03	\$149,331	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	176060	0021	2/13/03	\$155,500	NON-REPRESENTATIVE SALE
006	212304	9205	4/26/03	\$152,000	FORCED SALE
006	212304	9338	4/28/04	\$219,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	212304	9395	3/1/04	\$98,993	QUIT CLAIM DEED DORRatio
006	212304	9466	2/27/03	\$59,963	QUIT CLAIM DEED;
006	212304	9481	8/22/03	\$231,455	ImpCount
006	212304	9481	3/14/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	212304	9499	10/21/03	\$132,000	Diagnostic outlier
006	212304	9513	4/26/03	\$44,762	QUIT CLAIM DEED DORRatio
006	212304	9575	3/12/03	\$99,376	QUIT CLAIM DEED;
006	212304	9579	10/28/04	\$76,376	DORRatio
006	212304	9590	6/9/04	\$84,000	QUIT CLAIM DEED DORRatio
006	212304	9603	10/26/04	\$329,950	%Compl ActivePermitBeforeSale>25K
006	258440	0005	2/6/04	\$195,600	RELATED PARTY, FRIEND, OR NEIGHBOR
006	302820	0077	11/16/04	\$81,109	EXEMPT FROM EXCISE TAX
006	302820	0077	11/16/04	\$81,109	EXEMPT FROM EXCISE TAX
006	302820	0077	8/24/04	\$97,594	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	302820	0121	1/21/03	\$138,548	QUIT CLAIM DEED;
006	304620	0085	6/18/03	\$136,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	304620	0085	3/14/03	\$154,382	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
006	392340	0060	8/2/04	\$264,950	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	534300	0040	2/10/03	\$180,978	Diagnostic outlier

Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	603000	0035	11/5/03	\$75,000	DORRatio
006	638580	0030	3/27/03	\$196,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	004000	0234	4/2/04	\$300,000	Diagnostic Outlier
010	004000	0515	10/27/03	\$157,499	NO MARKET EXPOSURE
010	004000	0553	9/15/03	\$164,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	004000	0695	8/17/04	\$210,000	Diagnostic Outlier
010	004000	0697	3/30/04	\$207,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	004000	0756	7/20/04	\$480,000	Representation-over 4000 AGLA
010	004000	0795	6/9/04	\$50,000	SEGREGATION AND0OR MERGER DORRatio
010	004000	0805	12/11/03	\$330,000	SEGREGATION AND0OR MERGER
010	004000	0967	3/18/04	\$70,038	QUIT CLAIM DEED;
010	004100	0180	4/22/03	\$182,000	QUIT CLAIM DEED; STATEMENT TO DOR
010	004100	0600	10/28/04	\$518,900	Diagnostic Outlier
010	004200	0025	6/14/04	\$263,000	NON-REPRESENTATIVE SALE
010	004200	0085	1/29/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	004300	0169	10/16/03	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	222304	9011	7/23/04	\$83,658	QUIT CLAIM DEED;
010	222304	9019	4/2/03	\$129,000	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
010	222304	9019	3/19/03	\$129,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	222304	9110	2/13/03	\$134,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	352304	9010	2/19/03	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	537920	0072	9/16/03	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	537980	0120	6/28/04	\$238,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	537980	0170	11/5/03	\$89,500	QUIT CLAIM DEED DORRatio
010	537980	0170	12/18/03	\$89,581	QUIT CLAIM DEED DORRatio
010	537980	0224	6/16/03	\$252,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	537980	0438	1/13/04	\$194,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	537980	0471	10/27/04	\$386,000	%Compl ActivePermitBeforeSale>25K
010	537980	0471	12/9/03	\$104,500	%Compl DORRatio
010	537980	0482	9/15/03	\$114,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	537980	0505	11/8/04	\$110,000	Diagnostic Outlier
010	537980	2970	5/27/03	\$85,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	537980	3010	11/3/04	\$360,000	ActivePermitBeforeSale>25K
010	537980	4230	7/30/04	\$156,500	RELOCATION - SALE BY SERVICE
010	537980	4230	7/30/04	\$156,500	RELOCATION - SALE TO SERVICE
010	537980	4280	4/20/04	\$329,950	FULL SALES PRICE NOT REPORTED
010	537980	4360	1/23/04	\$207,000	SEGREGATION AND0OR MERGER
010	537980	4393	5/14/03	\$156,000	NON-REPRESENTATIVE SALE
010	537980	4531	5/3/03	\$67,994	QUIT CLAIM DEED DORRatio
010	537980	4640	9/1/04	\$165,000	DORRatio
010	537980	5390	5/14/03	\$150,000	FORCED SALE
010	538160	0007	3/29/04	\$171,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	538160	0015	5/17/04	\$210,000	RELOCATION - SALE BY SERVICE
010	538160	0015	5/8/04	\$210,000	RELOCATION - SALE TO SERVICE
010	681840	0110	7/22/04	\$236,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	681840	0130	6/27/03	\$202,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 24
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	810860	0141	1/9/04	\$69,969	QUIT CLAIM DEED;
010	810860	0441	2/24/04	\$61,552	QUIT CLAIM DEED;
010	812520	0220	1/16/03	\$77,904	QUIT CLAIM DEED;
010	812520	0250	4/15/04	\$110,307	QUIT CLAIM DEED;
010	812520	0290	10/29/04	\$310,000	ImpCount
010	919860	0040	12/3/03	\$260,000	NO MARKET EXPOSURE;

Vacant Sales Used in this Annual Update Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	042304	9180	2/14/2003	146000	36000	0	0
1	336140	0035	5/22/2003	150000	45738	0	0
1	338811	0370	4/5/2004	25000	7270	0	0
2	017900	0530	2/6/2004	48500	3000	0	0
3	011100	0066	6/28/2004	71000	11244	0	0
3	079500	1039	6/28/2004	80000	4743	0	0
3	144640	1285	10/1/2004	95000	6600	0	0
3	144640	3750	9/15/2003	20000	6593	0	0
3	144680	0985	1/25/2004	47500	10000	0	0
3	144720	0041	9/20/2004	68000	21800	0	0
3	172304	9606	8/30/2004	75000	7341	0	0
4	640460	0080	5/6/2004	75000	8995	0	0
5	736060	0271	11/10/2004	76000	24500	0	0
6	392340	0039	6/21/2004	75000	11056	0	0
10	004000	0512	4/2/2003	80000	6902	4	0
10	004000	0514	7/8/2003	97000	8519	4	0
10	004000	0945	6/28/2004	105000	8494	0	0
10	537980	4150	5/17/2004	115000	17875	0	0

Vacant Sales Removed from this Annual Update Analysis
Area 24

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	042304	9074	2/18/2003	160000	GOVERNMENT AGENCY;
1	079700	0314	10/1/2003	227000	MULTI-PARCEL SALE;
2	017900	0810	10/11/2004	282000	NEW IMPROVEMENT SALE, NO CHARACTERISTICS
2	322404	9002	12/30/2003	674700	MULTI-PARCEL SALE
2	334740	0285	4/13/2004	95000	MOBILE HOME;
3	079800	0117	6/13/2003	36500	NO MARKET EXPOSURE;
3	172304	9207	2/4/2003	25000	RELATED PARTY, FRIEND, OR NEIGHBOR;
4	608240	0340	7/3/2003	225000	QUESTIONABLE PER APPRAISAL;
5	152304	9031	3/29/2004	10000	GOVERNMENT AGENCY;EXEMPT FROM EXCISETAX;
5	261320	0050	6/23/2004	265375	MULTI-PARCEL SALE
10	004000	0514	10/26/2004	458111	NEW IMPROVEMENT SALE, NO CHARACTERISTICS
10	004200	0147	11/7/2003	36750	NO MARKET EXPOSURE;
10	537920	0200	12/30/2003	140000	NON-REPRESENTATIVE SALE;
10	537980	4325	9/8/2003	25000	QUIT CLAIM DEED;



King County
Department of Assessments
King County Administration Bldg.
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Seattle, WA 98104-2384

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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr